



# City of Newport Beach

## General Plan/LCP Implementation Committee Agenda

Newport Beach Civic Center - 100 Civic Center Drive

Newport Coast Meeting Room (Bay E, Second Level, Room 2017)

Wednesday, September 25, 2013 - 12:30 p.m. to 2:30 p.m.

### Committee Members:

Edward Selich, Council Member (Chair)  
Rush Hill, Mayor Pro Tem  
Nancy Gardner, Council Member  
Bradley Hillgren – Planning Commission Chair  
Fred Ameri – Planning Commissioner  
Jay Myers – Planning Commissioner  
Michael Toerge – At-Large Member

### Staff Members:

Kimberly Brandt, Community Development Director  
Brenda Wisneski, Deputy Community Development Director  
Patrick Alford, Planning Manager  
Leonie Mulvihill, Assistant City Attorney  
Dan Campagnolo, Systems and Administration Manager

## 1) CALL MEETING TO ORDER

## 2) ROLL CALL

## 3) APPROVAL OF MINUTES

*Recommended Action: Approve July 24, 2013 Minutes (attached)*

## 4) CURRENT BUSINESS

- A. **Coastal Zone Boundary.** A review of the recommended adjustments to the Coastal Zone boundary.

*Recommended Action: Review boundary adjustments (attached); provide direction to staff, as necessary.*

- B. **Bluff Regulations.** A report on recent comments received from Coastal Commission staff on the City's current bluff development regulations.

*Recommended Action: Provide direction to staff, as necessary.*

- C. **Draft IP.** A review of draft Implementation Plan chapters. Draft IP chapters for residential, commercial, mixed-use, and industrial coastal zoning districts were distributed at the July meeting. A new chapter covering special purpose coastal zoning districts is ready for Committee review.

*Recommended Actions:*

1. *Provide comments on Chapters 21.18 (updated), 21.20 (updated), 21.22, and 21.24 (attached).*
2. *Provide comments on Chapter 21.26 (attached).*

- D. **October Meeting Topics.** A discussion of potential topics for the October meeting, which will be attended by Coastal Commission staff.

*Recommended Action: Provide direction to staff, as necessary.*

## 5) COMMITTEE ANNOUNCEMENTS OR MATTERS WHICH MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)

## **6) PUBLIC COMMENTS**

*Public comments are invited on agenda and non-agenda items generally considered to be within the subject matter jurisdiction of the Committee. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Committee has the discretion to extend or shorten the speakers' time limit on agenda or non-agenda items, provided the time limit adjustment is applied equally to all speakers.*

## **7) NEXT MEETING**

## **8) ADJOURNMENT**

This Committee is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Committee's agenda be posted at least seventy-two (72) hours in advance of each regular meeting and that the public be allowed to comment on agenda items before the Committee and items not on the agenda but are within the subject matter jurisdiction of the Committee. The Committee may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. If requested, this agenda will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Please contact the City Clerk's Office at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible at (949) 644-3005 or [cityclerk@newportbeachca.gov](mailto:cityclerk@newportbeachca.gov).

# **Attachment No. 1**

Draft Minutes – July 24, 2013

**City of Newport Beach  
General Plan/LCP Implementation Committee Minutes**

Date: July 24, 2013

Location: Newport Beach Civic Center – 100 Civic Center Drive  
Newport Coast Meeting Room (Bay E, Second Level, Room 2017)

Members Present: Edward Selich, Council Member (Chair)  
Rush Hill, Mayor Pro Tem  
Nancy Gardner, Council Member  
Fred Ameri, Planning Commission Secretary  
Bradley Hillgren, Planning Commission Vice Chair  
Michael Toerge, At-Large Member

Members Absent: None

Staff: Kimberly Brandt, Community Development Director  
Brenda Wisneski, Deputy Community Development Director  
Patrick Alford, Planning Manager  
Dan Campagnolo, Systems and Administration Manager  
Leonie Mulvihill, Assistant City Attorney

Public: James Mosher  
Tom Mathews  
James Flattum

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**1) CALL MEETING TO ORDER**

The meeting was called to order at 12:30 p.m. Members of the Committee, staff, and members of the public introduced themselves.

**2) ROLL CALL**

Mayor Pro Tem Hill arrived at 12:35 p.m.

**4) APPROVAL OF MINUTES**

The minutes of the June 26, 2013, meeting were approved without amendment.

**5) CURRENT BUSINESS**

**A. Coastal Zone Mapping.**

Planning Manager Patrick Alford stated that the Committee directed staff to prepare a map with recommended Coastal Zone boundary adjustments. Systems and Administration Manager Dan Campagnolo then used Newport Beach Geographic Information System (GIS) to display a map depicting the Coastal Zone boundary, both as represented in the City's certified Coastal Land Use Plan and as interpreted by California Coastal Commission (CCC) staff. He then displayed a "buffer" from the boundary as interpreted by CCC staff to illustrate how the Coastal Zone boundary could be adjusted by as much as 100 yards inland and 200 yards seaward to avoid bisecting parcels or to conform to natural or manmade features. He added that the landward adjustment could be increased by as much as 200 yards with the agreement of the property owner. He then displayed a potential adjusted boundary prepared by staff.

A discussion then ensued regarding the best approach for presenting a proposed adjusted boundary to CCC staff. The Committee decided that the City should initially adjust the boundary to maximum extent allowable and then prioritize the boundary adjustments following the CCC staff's response.

Following the Coastal Zone boundary east to west, Mr. Campagnolo explained how staff had attempted to adjust the boundary within the parameters established by the Coastal Act and the California Code of Regulations. The Committee provided direction to staff on the proposed boundary adjustment. Staff was directed to prepare a revised map for the next meeting.

Chair Selich returned the discussion back to the boundary along Coast Highway in Corona del Mar. A discussion then ensued on adjusting the boundary to take the commercial strip on the south side of Coast Highway out of the Coastal Zone. Chair Selich stated that it would be preferable to have a single set of regulations for that commercial district. Staff was directed to adjust the proposed boundary to remove the non-residential areas on the south side of Coast Highway in from Coastal Zone.

Mr. James Mosher asked a question concerning the Coastal Zone boundary near Hazel Drive north of Coast Highway. He stated that he believed that Coastal Commission could only adjust the Coastal Zone boundary the minimum necessary to avoid bisecting parcels.

#### **B. Coordination of LCP Amendments.**

Mr. Alford went over a flow chart/timeline requested by the Committee. He explained that it depicted the relationship of the General Plan, LCP, Zoning Code, and Newport Coast Planned Community Development Plan and provided timelines for both Implementation Plan certification and the Land Use Element General Plan Amendment.

#### **C. Implementation Plan Land Use Chapters**

Mr. Alford distributed draft Implementation Plan chapters for residential, commercial, and mixed-use coastal zoning districts. He briefly went over how these chapters deviate from those in the Zoning Code. He also stated that he hoped to have the special purposed zoning districts and Santa Ana Heights ready by the next meeting.

#### **6) PUBLIC COMMENTS**

Mr. Mosher commented on the passage of Proposition 20 in 1972, the original Coastal Zone boundary, and suggested that Mariner's Mile and King's Road be included in the Coastal Zone.

#### **7) COMMITTEE ANNOUNCEMENTS OR MATTERS WHICH MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)**

The Committee decided not to meet in August. The next meeting will be at 12:30 p.m. on Wednesday, September 25, 2013, in the Newport Coast Meeting Room.

#### **8) ADJOURNMENT**

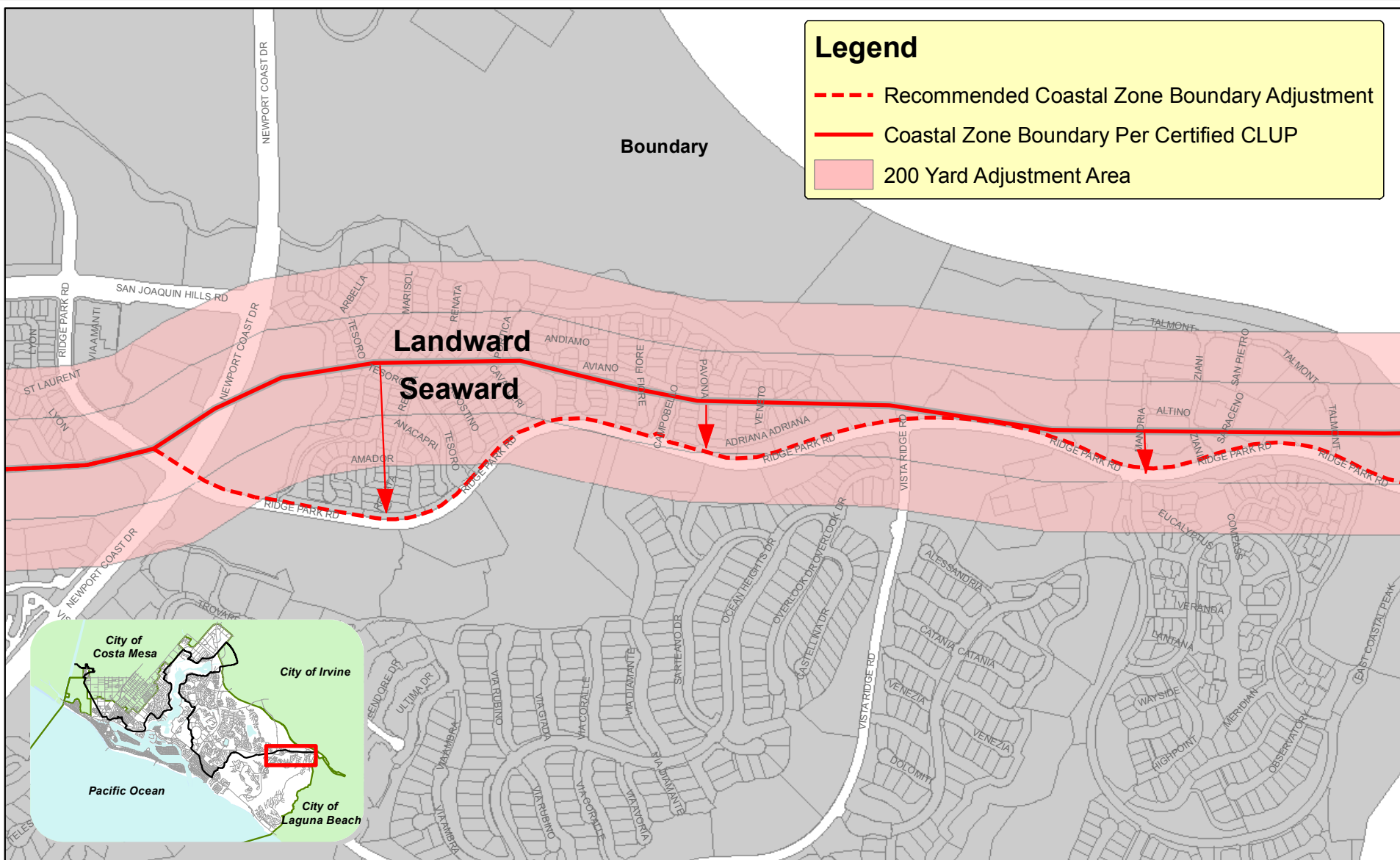
The meeting adjourned at 2:10 p.m.

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Edward Selich, Chair

# **Attachment No. 2**

Coastal Zone Boundary Maps



# Newport Coast Map 1

September 25, 2013



0 250 500 1,000  
Feet

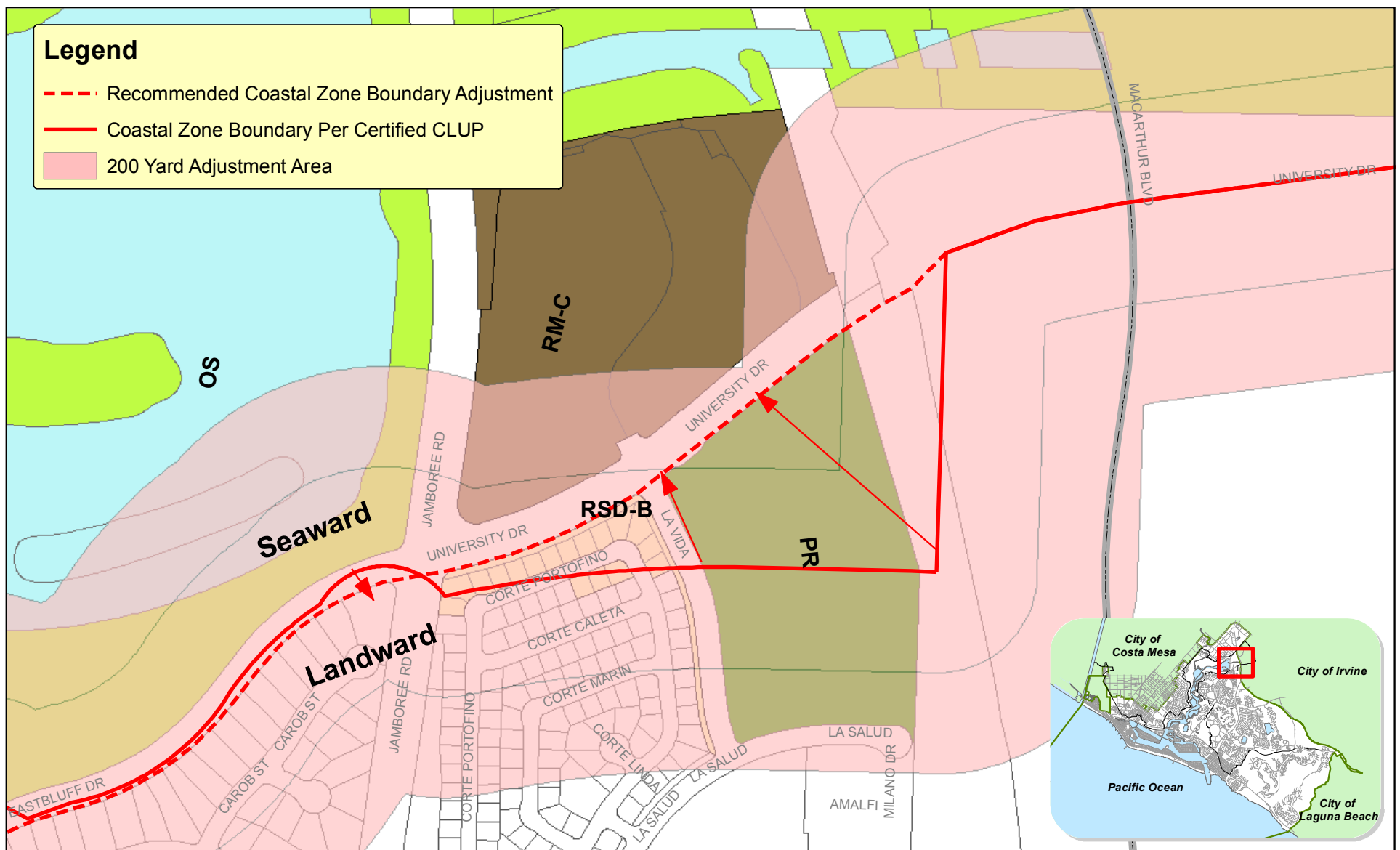






## Legend

- Recommended Coastal Zone Boundary Adjustment
- Coastal Zone Boundary Per Certified CLUP
- 200 Yard Adjustment Area

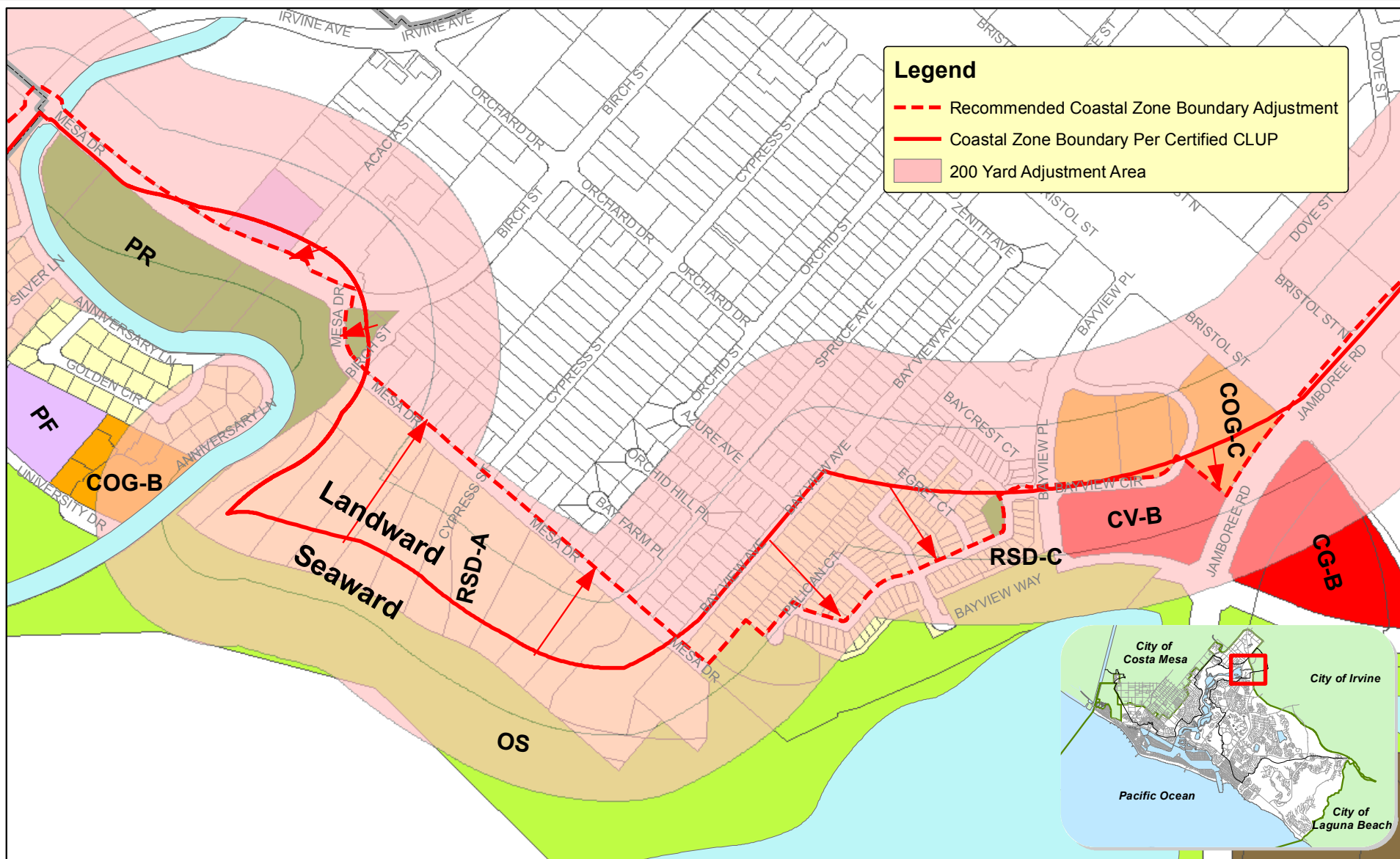


## Upper Back Bay Map 2A

September 25, 2013



0 250 500 1,000  
Feet



**Legend**

- Recommended Coastal Zone Boundary Adjustment
- Coastal Zone Boundary Per Certified CLUP
- 200 Yard Adjustment Area



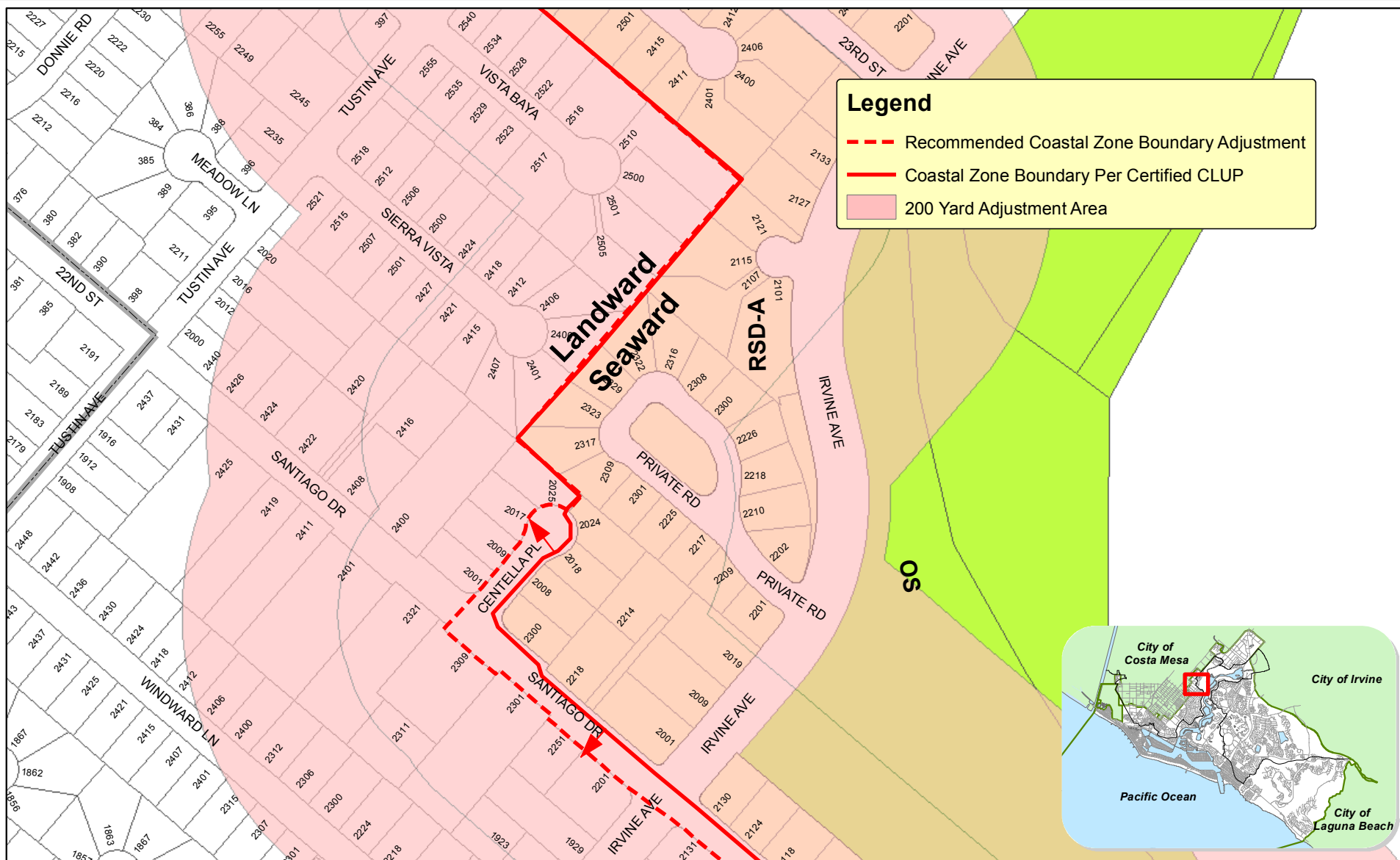
# Upper Back Bay

## Map 2B

September 25, 2013



0 250 500 1,000 Feet



**Legend**

- Recommended Coastal Zone Boundary Adjustment
- Coastal Zone Boundary Per Certified CLUP
- 200 Yard Adjustment Area



## Private Rd

### Map 3

September 25, 2013



0 100 200 400 Feet



## Mariner's Drive and Galaxy Drive

### Map 4

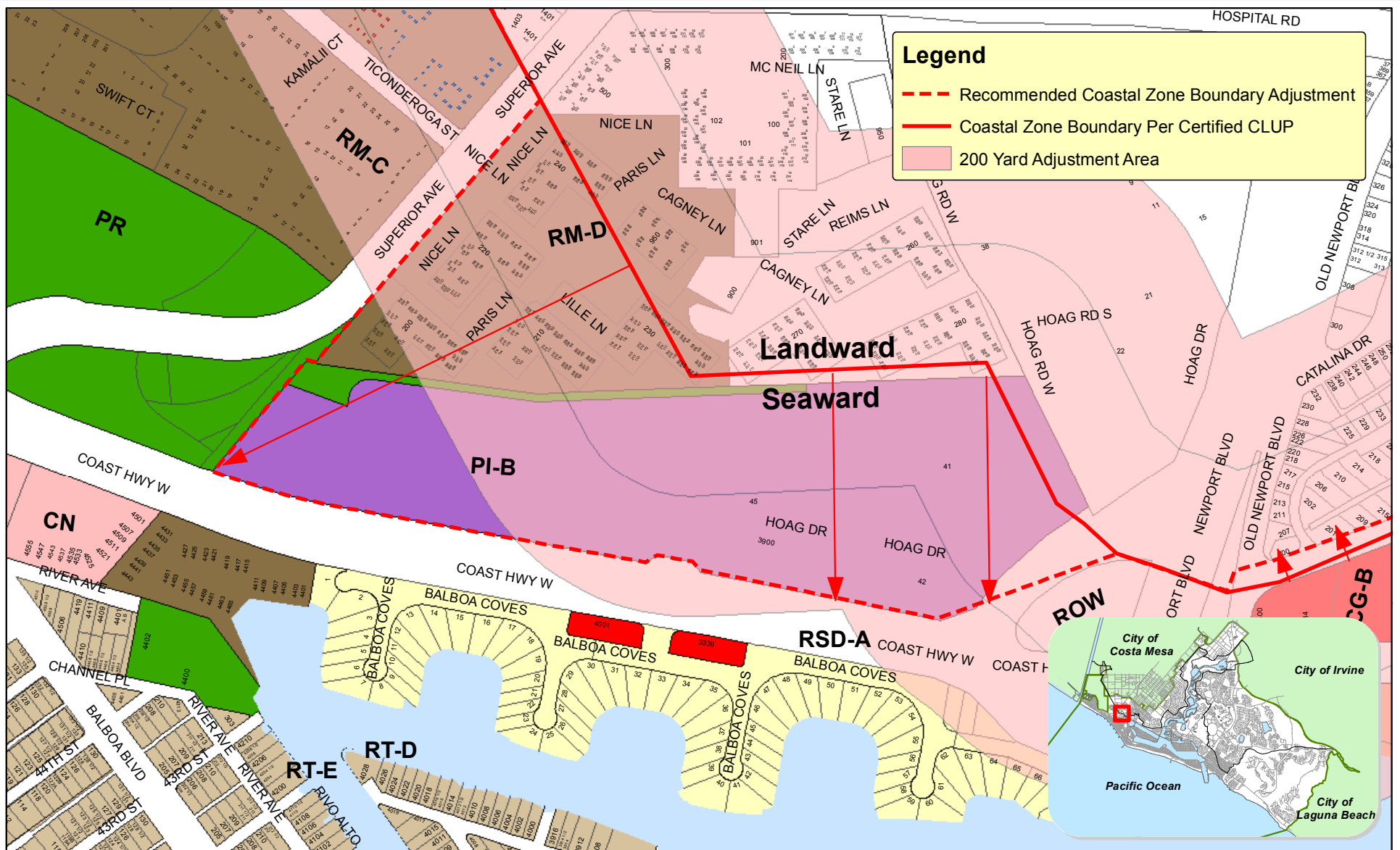
September 25, 2013

Document Name: LCP\_CZB\_Review\_Mariners\_Galaxy\_proposed



0 100 200 400 Feet





## **Attachment No. 3**

Draft IP Chapters 21.18 (updated), 21.20  
(updated), 21.22, and 21.24

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## Chapter 21.18 – Residential Coastal Zoning Districts (R-A, R-1, R-BI, R-2, RM, RMD)

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### Sections:

21.18.010	Purposes of Residential Coastal Zoning Districts
21.18.020	Residential Coastal Zoning Districts Land Uses
21.18.030	Residential Coastal Zoning Districts General Development Standards

### 21.18.010 – Purposes of Residential Coastal Zoning Districts

The purposes of the individual residential coastal zoning districts and the manner in which they are applied are as follows:

- A. **R-A (Residential-Agricultural) Coastal Zoning District.** The R-A Coastal Zoning District is intended to provide for areas appropriate for detached single-family residential dwelling units and light farming uses, each located on a single legal lot;
- B. **R-1 (Single-Unit Residential) Coastal Zoning District.** The R-1 Coastal Zoning District is intended to provide for areas appropriate for a range of detached single-family residential dwelling units, each located on a single legal lot, and does not include condominiums or cooperative housing.
- C. **R-BI (Two-Unit Residential, Balboa Island) Coastal Zoning District.** The R-BI Coastal Zoning District is intended to provide for a maximum of two residential dwelling units (i.e., duplexes) located on a single legal lot on Balboa Island.
- D. **R-2 (Two-Unit Residential) Coastal Zoning District.** The R-2 Coastal Zoning District is intended to provide for areas appropriate for a maximum of two residential dwelling units (i.e., duplexes) located on a single legal lot.
- E. **RM (Multiple Residential) Coastal Zoning District.** The RM Coastal Zoning District is intended to provide for areas appropriate for multi-unit residential developments containing attached or detached dwelling units.
- F. **RMD (Multiple Residential Detached) Coastal Zoning District.** The RMD Coastal Zoning District is intended to provide for areas appropriate for multi-unit residential developments exclusively containing detached dwelling units.

### 21.18.020 – Residential Coastal Zoning Districts Land Uses

#### A. Allowed Land Uses

- 1. Table 2-1 indicates the uses allowed within each residential coastal zoning district.
- 2. Residential uses represent the primary allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the residential



character of each coastal zoning district may be allowed as accessory, conditionally permitted, and/or temporary uses.

- B. Prohibited Land Uses. A table cell with “—” means that the listed land use is prohibited in that coastal zoning district.
- C. Applicable Regulations. The last column in the table (“Specific Use Regulations”) may include a reference to additional regulations that apply to the use.

TABLE 2-1 ALLOWED USES	Residential Coastal Zoning Districts				
	A Allowed				
	— Not Allowed *				
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	R-A	R-1** R-1-6,000	R-BI R-2 R-2-6,000	RM RM-6,000 RMD	Specific Use Regulations
<b>Residential Uses</b>					
Home Occupations	A	A	A	A	Section 21.48.110
Single-Unit Dwellings—Attached	—	—	A	A	Section 21.48.180
Single-Unit Dwellings—Detached	A	A	A	A	Section 21.48.180
Multi-Unit Dwellings	—	—	—	A	
Two-Unit Dwellings	—	—	A	A	Section 21.48.180
Accessory Dwelling Units	A	A	—	—	
<b>Visitor Accommodations, Residential</b>					
Bed and Breakfast Inns	—	—	A	A	Section 21.48.060
Short-Term Lodging	—	—	A	A	Chapter 5.95
<b>Care Uses</b>					
<b>Adult Day Care</b>					
Small (6 or fewer)	A	A	A	A	Section 21.48.070
Large (7 to 14)	A	A	A	A	Section 21.48.070
<b>Child Day Care</b>					
Small (8 or fewer)	A	A	A	A	Section 21.48.070
Large (9 to 14)	A	A	A	A	Section 21.48.070
Day Care, General	—	—	A	A	
<b>Residential Care Facilities</b>					
Limited (6 or fewer) Licensed	A	A	A	A	Section 21.48.170

TABLE 2-1 ALLOWED USES	Residential Coastal Zoning Districts				
	A Allowed				
	— Not Allowed *				
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	R-A	R-1** R-1-6,000	R-BI R-2 R-2-6,000	RM RM-6,000 RMD	Specific Use Regulations
Limited (6 or fewer) Unlicensed	—	—	—	A	Section 21.48.170
General (7 or more) Licensed	—	—	—	A	Section 21.48.170
General (7 or more) Unlicensed	—	—	—	A	Section 21.48.170
Integral Facilities/Integral Uses	—	—	—	A	Section 21.48.170
Parolee-Probationer Home	—	—	—	—	
Other Uses					
Parking Facility	A	A	A	A	
Convalescent Facilities	—	—	—	A	
Utilities, Minor	A	A	A	A	
Utilities, Major	A	A	A	A	
Wireless Telecommunication Facilities	A	A	A	A	Section 21.30.100???
Accessory Structures and Uses	A	A	A	A	
Animal-Keeping	A	A	A	A	Section 21.48.040
Personal Property Sales	A	A	A	A	Section 21.48.150
Special Events	Section 21.48.???				
Temporary Uses	Section 21.48.???				
* Uses Not Listed. Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as provided by Chapter 21.12 (Interpretation of Implementation Plan Provisions).					
** — Includes R-1-6,000, R-1-7,200, and R-1-10,000.					

## 21.18.030 – Residential Coastal Zoning Districts General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-2 and 2-3, in addition to the development standards in Part 3 of this title (Site Planning and Development Standards).

**TABLE 2-2  
DEVELOPMENT STANDARDS FOR SINGLE-UNIT  
RESIDENTIAL COASTAL ZONING DISTRICTS**

Development Feature	R-A	R-1	R-1-6,000	Additional Requirements
Lot Dimensions	Minimum dimensions required for each newly created lot.			
Lot Area (1) (2)				
Corner lot	87,120 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	
Interior lot	87,120 sq. ft.	5,000 sq. ft.	6,000 sq. ft.	
Lot Width				
Corner lot	125 ft.	60 ft.	60 ft.	
Interior lot	125 ft.	50 ft.	60 ft.	
Lot Depth	N/A	N/A	80 ft.	
Density/Intensity	Each legal lot shall be allowed one single-unit detached dwelling.			
Setbacks	<i>The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. The following setbacks shall apply, unless different requirements are identified on the setback maps in which case the setback maps shall control. (See Part 8 of this title.) Side and rear setback areas shown on the setback maps shall be considered front setback areas for the purpose of regulating accessory structures. Also refer to Section 21.48.180 (Residential Development Standards and Design Criteria).</i>			
Front:	20 ft.	20 ft.	20 ft.	Section 21.30.110 <del>21.48.180</del>
Side (interior, each):				
Lots 40 ft. wide or less	5 ft.	3 ft. (4)	6 ft.	Section 21.30.110 <del>21.48.180</del>
Lots wider than 40 ft.	5 ft.	4 ft.	6 ft.	
Side (street side):				
Lots 40 ft. wide or less	5 ft.	3 ft.	6 ft.	Section 21.30.110 <del>21.48.180</del>
Lots wider than 40 ft.	5 ft.	4 ft.	6 ft.	
Rear:	25 ft.	10 ft.	6 ft.	Lots abutting a 10 ft. alley or less that are directly across the alley from the side yard of a lot abutting an alley shall provide a setback for the first floor of at least 10 ft. from the alley.
Abutting Alley:				
10 ft. wide or less	N/A	5 ft.	N/A	
15 ft. wide or less	N/A	5 ft.	N/A	
15'1" to 19'11"	N/A	3'9"	N/A	
20 ft. wide or more	N/A	0	N/A	
Bluff edge setback	As provided in Section 21.28.040 (Bluff (B) Overlay District).			
Bulkhead setback	Structures shall be set back a minimum of 10 ft. from the bulkhead in each coastal zoning district.			
Site Coverage	Maximum percentage of the total lot area that may be covered by structures.			
Lots 40 ft. wide or less	N/A	N/A	60%	
Lots wider than 40 ft.	40%	N/A	60%	
Floor Area Limit (gross floor area)	N/A			N/A
Citywide		2.0 (5)(6)		

Development Feature	R-A	R-1	R-1-6,000	Additional Requirements
Corona del Mar		1.5 (5)(6)		
Height (3)	Maximum height of structures without discretionary approval. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.			
Flat roof	24 ft.	24 ft.	24 ft.	See 21.30.060(C)(2) (Height Limit Areas) and 21.30.060(B) (Height of Structures and Measurement)
Sloped roof; minimum 3/12 pitch	29 ft.	29 ft.	29 ft.	
Bluffs	See Section 21.28.040 (Bluff (B) Overlay District).			
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).			
Landscaping	See Chapter 21.36 (Landscaping Standards).			
Lighting	See Section 21.30.070 (Outdoor Lighting).			
Parking	See Chapter 21.40 (Off-Street Parking).			
Satellite Antennas	See Section 21.48.190 (Satellite Antennas and Amateur Radio Facilities).			
Signs	See Chapter 21.42 (Sign Standards).			
Residential Development Standards	See Section 21.48.180 (Residential Development Standards and Design Criteria).			
Notes:				
(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.??? (Coastal Zone Subdivisions).				
(2) Lots may be subdivided so that the resulting lot area and dimensions for each new lot are less than that identified in this table in compliance with the provisions of Title 19 (Subdivisions). The minimum lot size shall not be less than the original underlying lots on the same block face and in the same coastal zoning district. Lot width and length may vary according to the width and depth of the original underlying lots. New subdivisions that would result in additional dwelling units beyond what the original underlying lots would allow are not permitted unless authorized by an amendment of the General Plan (GPA).				
(3) On the bluff side of Ocean Boulevard, the maximum height shall not exceed the elevation of the top of the curb abutting the lot.				
(4) Side setback areas for lots designated Special Fire Protection Areas shall be a minimum of five feet unless reduced by the Fire Marshal.				
(5) The floor area of a subterranean basement is not included in the calculation of total gross floor area.				
(6) The maximum gross floor area for a residential structure is determined by multiplying either 1.5 or 2.0 times the buildable area of the lot.				

**TABLE 2-3  
DEVELOPMENT STANDARDS FOR TWO-UNIT AND MULTI-UNIT  
RESIDENTIAL COASTAL ZONING DISTRICTS**

Development Feature	R-BI	R-2	R-2-6,000	Additional Requirements
Lot Dimensions	<i>Minimum dimensions required for each newly created lot.</i>			
Lot Area (1) (2) (3)				
Corner lot	2,375 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	
Interior lot	2,375 sq. ft.	5,000 sq. ft.	6,000 sq. ft.	
Lot Width				

Development Feature	R-BI	R-2	R-2-6,000	Additional Requirements
Corner lot	60 ft.	60 ft.	60 ft.	
Interior lot	50 ft.	50 ft.	60 ft.	
Lot Depth	N/A	N/A	80 ft.	
Site Area per Dwelling Unit	Minimum required site area per dwelling unit based on net area of the lot.			
	1,000 sq. ft.	1,000 sq. ft.	3,000 sq. ft.	
	No more than 2 units per lot			
Site Coverage	Maximum percentage of the total lot area that may be covered by structures.			
	N/A	N/A	60%	
Floor Area Limit (95) (gross floor area)	1.5 plus 200 sq. ft.	2.0 Citywide (84) 1.5 Corona del Mar (84)	N/A	
Setbacks	The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. The following setbacks shall apply, unless different requirements are identified on the setback maps in which case the setback maps shall control. (See Part 8 of this title.) Side and rear setback areas shown on the setback maps shall be considered front setback areas for the purpose of regulating accessory structures. Also refer to Section 21.48.180 (Residential Development Standards and Design Criteria).			
Front:	20 ft.	20 ft.	20 ft.	
Side (interior, each):				
Lots 40 ft. wide or less	3 ft.	3 ft.	6 ft.	
Lots 40'1" wide to 49'11" wide	4 ft.	4 ft.	6 ft.	
Lots 50 ft. wide and greater	N/A	4 ft.	6 ft.	
Side (street side):				
Lots 40 ft. wide or less	3 ft.	3 ft.	N/A	
Lots 40'1" wide to 49'11" wide	4 ft.	4 ft.	N/A	
Lots 50 ft. wide and greater	N/A	N/A	6 ft.	
Rear:	10 ft.	10 ft.	6 ft.	
Abutting Alley				Lots abutting a 10 ft. alley or less that are directly across the alley from the side yard of a lot abutting the alley shall provide a setback for the first floor of at least 10 ft. from the alley.
10 ft. wide or less	5 ft.	5 ft.	N/A	
15 ft. wide or less	5 ft.	5 ft.	N/A	
15'1" to 19'11"	3'9"	3'9"	N/A	
20 ft. wide or more	0	0	N/A	
Waterfront	10 ft.	10 ft.	N/A	
Bluff edge setback	As provided in Section 21.28.040 (Bluff (B) Overlay District).			
Bulkhead setback	Structures shall be set back a minimum of 10 ft. from the bulkhead in each coastal zoning district.			
Height (63)	Maximum height of structures without discretionary approval. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.			
Flat roof	24 ft.	24 ft.	24 ft.	See Section 21.30.060(C)

Development Feature	R-BI	R-2	R-2-6,000	Additional Requirements
Sloped roof; minimum 3/12 pitch	29 ft.	29 ft.	29 ft.	(Increase in Height Limit)
Bluffs	See Section 21.28.040 (Bluff (B) Overlay District).			
Fencing	See Section 21.30.040 (Fences, Hedges, Walls and Retaining Walls).			
Landscaping	See Chapter 21.36 (Landscaping Standards).			
Lighting	See Section 21.30.070 (Outdoor Lighting).			
Parking	See Chapter 21.40 (Off-Street Parking).			
Satellite Antennas	See Section 21.48.190 (Satellite Antennas and Amateur Radio Facilities).			
Signs	See Chapter 21.42 (Sign Standards).			
Residential Development Standards	See Section 21.48.180.			

**Notes:**

- (1) All development and the subdivision of land shall comply with the requirements of Section 21.30.??? (Coastal Zone Subdivisions).
- (2) On a site of less than five thousand (5,000) square feet that existed prior to March 10, 1976, a two-family dwelling may be constructed; provided, that there shall be not less than one thousand (1,000) square feet of land area for each dwelling unit.
- (3) On the bluff side of Ocean Boulevard, the maximum height shall not exceed the elevation of the top of the curb abutting the lot.
- (4) The floor area of a subterranean basement is not included in the calculation of total gross floor area.
- (5) The maximum gross floor area for a residential structure is determined by multiplying either 1.5 or 2.0 times the buildable area of the lot.

**TABLE 2-34**  
**DEVELOPMENT STANDARDS FOR TWO-UNIT AND MULTI-UNIT**  
**RESIDENTIAL COASTAL ZONING DISTRICTS**

Development Feature	RM	RMD	RM-6,000	Additional Requirements
Lot Dimensions	Minimum dimensions required for each newly created lot.			
Lot Area (1) <del>(2)</del> -(3)				
Corner lot	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	
Interior lot	5,000 sq. ft.	5,000 sq. ft.	6,000 sq. ft.	
Lot Width				
Corner lot	60 ft.	60 ft.	60 ft.	
Interior lot	50 ft.	50 ft.	60 ft.	
Lot Depth	N/A	N/A	80 ft.	
Site Area per Dwelling Unit	Minimum required site area per dwelling unit based on net area of the lot unless the maximum number of units is shown on the Coastal Zoning Map.			
	1,200 sq. ft. (7)	1,000 sq. ft.	1,500 sq. ft.	
Site Coverage	Maximum percentage of the total lot area that may be covered by structures.			
	N/A	N/A	60%	
Floor Area Limit (gross floor area)	1.75 (4)	N/A	N/A	

Development Feature	RM	RMD	RM-6,000	Additional Requirements
Setbacks	The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. The following setbacks shall apply, unless different requirements are identified on the setback maps in which case the setback maps shall control. (See Part 8 of this title.) Side and rear setback areas shown on the setback maps shall be considered front setback areas for the purpose of regulating accessory structures. Also refer to Section 21.48.180 (Residential Development Standards and Design Criteria).			
Front:	20 ft.	20 ft.	20 ft.	
Side (interior, each):				
Lots 40 ft. wide or less	3 ft.	N/A	6 ft.	
Lots 40'1" wide to 49'11" wide	4 ft.	5 ft.	6 ft.	
Lots 50 ft. wide and greater	8% of the average lot width (5)	N/A	6 ft.	
Side (street side):				
Lots 40 ft. wide or less	3 ft.		N/A	
Lots 40'1" wide to 49'11" wide	4 ft.	5 ft.	N/A	
Lots 50 ft. wide and greater	8% of the average lot width (5)		6 ft.	
Rear:	10 ft.	25 ft.	6 ft.	
Abutting Alley				
10 ft. wide or less	N/A	N/A	N/A	Lots abutting a 10 ft. alley or less that are directly across the alley from the side yard of a lot abutting the alley shall provide a setback for the first floor of at least 10 ft. from the alley.
15 ft. wide or less	5 ft.		N/A	
15'1" to 19'11"	3'9"		N/A	
20 ft. wide or more	0		N/A	
Waterfront	10 ft.		N/A	
Bluff edge setback	As provided in Section 21.28.040 (Bluff (B) Overlay District).			
Bulkhead setback	Structures shall be set back a minimum of 10 ft. from the bulkhead in each coastal zoning district.			
Height (6)	Maximum height of structures without discretionary approval. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.			
Flat roof	28 ft.	28 ft.	28 ft.	See Section 21.30.060(C) (Increase in Height Limit)
Sloped roof; minimum 3/12 pitch	33 ft.	33 ft.	33 ft.	
Open Space	Minimum required open space.			
	Common: 75 square feet/unit Minimum dimension shall be 15 feet. Private: 5% of the gross floor area for each unit.  Minimum dimension shall be 6 feet.	N/A	Common: 75 square feet/unit Minimum dimension shall be 15 feet. Private: 5% of the gross floor area for each unit.  Minimum dimension shall be 6 feet.	See Section 21.48.180 (Residential Development Standards and Design Criteria) for R-2 open space standards.  The minimum dimension is for length and width.
Bluffs	See Section 21.28.040 (Bluff (B) Overlay District).			
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).			



Development Feature	RM	RMD	RM-6,000	Additional Requirements
Landscaping	See Chapter 21.36 (Landscaping Standards).			
Lighting	See Section 21.30.070 (Outdoor Lighting).			
Parking	See Chapter 21.40 (Off-Street Parking).			
Satellite Antennas	See Section 21.48.190 (Satellite Antennas and Amateur Radio Facilities).			
Signs	See Chapter 21.42 (Sign Standards).			
<p>Notes:</p> <p>(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.??? (Coastal Zone Subdivisions).</p> <p><del>(2) Lots may be subdivided so that the resulting lot area and dimensions for each new lot are less than that identified in this table in compliance with the provisions of Title 19 (Subdivisions). The minimum lot size shall not be less than the original underlying lots on the same block face and in the same coastal zoning district. Lot width and length may vary according to the width and depth of the original underlying lots. New subdivisions that would result in additional dwelling units beyond what the original underlying lots would allow are not permitted unless authorized by an amendment of the General Plan (GPA).</del></p> <p>(3) On a site of less than five thousand (5,000) square feet that existed prior to March 10, 1976, a two-family dwelling may be constructed; provided, that there shall be not less than one thousand (1,000) square feet of land area for each dwelling unit.</p> <p>(4) The total gross floor area contained in all buildings and structures on a development site shall not exceed 1.75 times the buildable area of the site or 1.5 times the buildable area of the site in Corona del Mar; provided, that up to two hundred (200) square feet of floor area per required parking space devoted to enclosed parking shall not be included in calculations of total gross floor area.</p> <p>(5) Interior and street side setback areas are not required to be wider than fifteen (15) feet; however, the side setback area on the street side of a corner lot, where the abutting lot has a reversed frontage, shall not be less than the front setback area required on the abutting reversed frontage.</p> <p>(6) On the bluff side of Ocean Boulevard, the maximum height shall not exceed the elevation of the top of the curb abutting the lot.</p> <p>(7) Portions of legal lots that have a slope greater than two-to-one (2:1) or that are submerged lands or tidelands shall be excluded from the land area of the lot for the purpose of determining the allowable number of units.</p> <p>(8) The floor area of a subterranean basement is not included in the calculation of total gross floor area.</p> <p>(9) The maximum gross floor area for a residential structure is determined by multiplying either 1.5 or 2.0 times the buildable area of the lot.</p>				

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## Chapter 21.20 – Commercial Coastal Zoning Districts (CC, CG, CM, CN, CV, OG)

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### Sections:

21.20.010	Purposes of Commercial Coastal Zoning Districts
21.20.020	Commercial Coastal Zoning Districts Land Uses
21.20.030	Commercial Coastal Zoning Districts General Development Standards

### 21.20.010 – Purposes of Commercial Coastal Zoning Districts

The purposes of the individual commercial coastal zoning districts and the manner in which they are applied are as follows:

- A. **CC (Commercial Corridor) Coastal Zoning District.** The CC Coastal Zoning District is intended to provide for areas appropriate for a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian activity.
- B. **CG (Commercial General) Coastal Zoning District.** The CG Coastal Zoning District is intended to provide for areas appropriate for a wide variety of commercial activities oriented primarily to serve Citywide or regional needs.
- C. **CM (Commercial Recreational and Marine) Coastal Zoning District.** The CM Coastal Zoning District is intended to provide for areas appropriate for commercial development on or near the waterfront that will encourage the continuation of coastal-dependent and coastal-related uses, maintain the marine theme and character, encourage mutually supportive businesses, encourage visitor-serving and recreational uses, and encourage physical and visual access to the bay on sites located on or near the bay.
- D. **CN (Commercial Neighborhood) Coastal Zoning District.** The CN Coastal Zoning District is intended to provide for areas appropriate for a limited range of retail and service uses developed in one or more distinct centers oriented to serve primarily the needs of and maintain compatibility with residential uses in the immediate area.
- E. **CV (Commercial Visitor-Serving) Coastal Zoning District.** The CV Coastal Zoning District is intended to provide for areas appropriate for accommodations, goods, and services intended to serve primarily visitors to the City.
- F. **OG (Office—General) Coastal Zoning District.** The OG Coastal Zoning District is intended to provide for areas appropriate for administrative, professional, and medical offices with limited accessory retail and service uses.
- G. **OM (Office—Medical) Zoning District.** The OM Coastal Zoning District is intended to provide for areas appropriate primarily for medical-related offices, other professional offices, retail, short-term convalescent and long-term care facilities, research labs, and similar uses.

## 21.20.020 – Commercial Coastal Zoning Districts Land Uses

- A. **Allowed Land Uses.** Table 2-4 indicates the uses allowed within each coastal zoning district.
- B. **Prohibited Land Uses.** Any table cell with “—” means that the listed land use is prohibited in that specific coastal zoning district.
- C. **Applicable Regulations.** The last column in the tables (“Specific Use Regulations”) may include a reference to additional regulations that apply to the use.

TABLE 2-4 ALLOWED USES	Commercial <del>Retail</del> Coastal Zoning Districts							
	A				Allowed			
	—				Not allowed *			
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	CC	CG	CM	CN	CV	OG	OM	Specific Use Regulations
Industry, Manufacturing and Processing, and Warehousing Uses								
Handicraft Industry	A	A	A	A	A	—	=	
Research and Development, General	—	—	—	—	—	A	A	
Research and Development, Restricted	—	—	—	—	—	A	A	
Recreation, Education, and Public Assembly Uses								
Assembly/Meeting Facilities	A	A	A	A	A	A	A	
Commercial Recreation and Entertainment	A	A	A	A	A	—	=	
Cultural Institutions	A	A	A	—	A	—	=	
Schools, Public and Private	—	A	A	A	A	A	=	
Retail Trade Uses								
Alcohol Sales (off-sale)	A	A	A	A	A	A	A	Section 21.48.030
Alcohol Sales (off-sale), Accessory Only	A	A	A	A	A	A	A	
Bulk merchandise	—	A	—	A	—	—	=	
Marine Rentals and Sales								
Boat Rentals and Sales	—	A	A	—	A	—	=	
Marine Retail Sales	A	A	A	—	A	—	=	
Retail Sales	A	A	A	A	—	A (1)	=	
Visitor-Serving Retail	A	—	—	—	A		=	
Service Uses—Business, Financial, Medical, and Professional								

TABLE 2-4 ALLOWED USES	Commercial <del>Retail</del> Coastal Zoning Districts							
	A				Allowed			
	—				Not allowed *			
Land Use  See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	CC	CG	CM	CN	CV	OG	OM	Specific Use Regulations
ATM	A	A	A	A	A	A	A	
<u>Convalescent Facilities</u>	=	=	=	=	=	=	A	
Emergency Health Facility/Urgent Care	A (2)	A (2)	—	—	A (2)	A	A	
Financial Institutions and Related Services	A	A	—	A	A	A	A	
Offices—Corporate	A (2)	A (2)	A (2)	A (2)	—	A	=	
Offices—Business	A	A	A	A	A	A	A	
Offices—Medical and Dental	A	A	—	A	A	A	A	
Offices—Professional (above 1st floor only)	A (2)	A (2)	A (2)	A (2)	A (2)	A	A	
Outpatient Surgery Facility	A (2)	A (2)	A (2)	—	—	A	A	
Service Uses—General								
Ambulance Services	—	A	—	—	—	—	A	
Animal Sales and Services								
Animal Boarding/Kennels	A	A	—	A	—	—	=	Section 21.48.050
Animal Grooming	A	A	—	A	A	A	=	Section 21.48.050
Animal Retail Sales	A	A	—	A	A	—	=	Section 21.48.050
Veterinary Services	A	A	—	A	—	A	A	Section 21.48.050
Artists' Studios	A	A	A	A	A	A	=	
Catering Services	—	A	A	A	A	A	=	
Day Care, General	A	A	—	A	A	A	A	
Eating and Drinking Establishments								Section 21.48.090
<u>Accessory Food Service (open to public)</u>	A	A	A	A	A	A	A	
<u>Fast Food</u>	A	A	A	A	A	A	=	
<u>Bars, Lounges, and Nightclubs</u>	A	A	A	A	A	—	A	Section 21.48.090
<u>Food Service</u>	A	A	A	A	A	A	A	
<u>Take-Out Service, Limited</u>	A	A	A	A	A	A	A	
Funeral Homes and Mortuaries, without crematorium	—	A	—	—	—	A	A	

TABLE 2-4 ALLOWED USES	Commercial <del>Retail</del> Coastal Zoning Districts							
	A				Allowed			
	—				Not allowed *			
Land Use  See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	CC	CG	CM	CN	CV	OG	OM	Specific Use Regulations
Funeral Homes and Mortuaries, with crematorium	—	A	—	—	—	A	<u>A</u>	
Health/Fitness Facilities								
Small—2,000 sq. ft. or less	A	A	A	A	A	A	<u>A</u>	
Large—Over 2,000 sq. ft.	A	A	A	A	A	A	<u>A</u>	
Laboratories	—	A	—	—	—	A	<u>A</u>	
Maintenance and Repair Services	A	A	—	A	—	A	<u>=</u>	
Marine Services								
Boat Storage	—	—	A	—	—	—	<u>=</u>	
Boat Yards	—	—	A	—	—	—	<u>=</u>	
Entertainment and Excursion Services	—	—	A	—	A	—	<u>=</u>	Title 17
Marine Service Stations	—	—	A	—	A	—	<u>=</u>	
Water Transportation Services	—	—	A	—	A	—	<u>=</u>	
Massage Establishments	A	A	—	A	A	A	<u>=</u>	Chapter 5.50 Section 21.48.120
Massage Services, Accessory	A	A	—	A	A	A	<u>=</u>	Section 21.48.120
Nail Salons	A	A	—	A	A	—	<u>=</u>	
Personal Services, General	A	A	—	A	A	A	<u>A</u>	
Personal Services, Restricted	A	A	—	A	A	A	<u>A</u>	
Studio	A	A	—	A	A	—	<u>=</u>	
Postal Services	A	A	—	A	A	A	<u>A</u>	
Printing and Duplicating Services	A	A	—	A	—	A	<u>A</u>	
Recycling Facilities								
Collection Facility—Small	A	A	—	A	—	—	<u>=</u>	Section 21.48.160
<del>Smoking Lounges</del>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>		
Visitor Accommodations								
Bed and Breakfast Inns	A	A	A	—	A	—	<u>=</u>	Section 21.48.060
Hotels and Motels	A	A	A	—	A	—	<u>A</u>	
RV Parks	—	—	—	—	A	—	<u>=</u>	

TABLE 2-4 ALLOWED USES	Commercial <del>Retail</del> Coastal Zoning Districts							
	A				Allowed			
	—				Not allowed *			
Land Use  See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	CC	CG	CM	CN	CV	OG	OM	Specific Use Regulations
Time Share Facilities	—	A	—	—	A	—	=	Section 21.48.220
SRO Residential Hotel	A	A	A	A	A	A	A	
Transportation, Communications, and Infrastructure Uses								
Communication Facilities	A	A	A	—	A	A	=	
<u>Heliports and Helistops</u>	=	=	=	=	=	=	A	
Marinas	Chapter 21.32					—	=	
Marina Support Facilities	—	—	A	—	A	—	=	
Parking Facilities	A	A	A	A	A	A	A	
Parking Structure, adjacent to residential coastal zoning district	A	A	—	A	A	A	A	
Utilities, Minor	A	A	A	A	A	A	A	
Utilities, Major	A	A	A	A	A	A	A	
Wireless Telecommunication Facilities	A	A	A	A	A	A	A	Section 21.30.100???
Vehicle Rental, Sale, and Service Uses								
Vehicle/Equipment Rentals								
General	—	A	—	—	A	—	=	
Office Only	A	A	A	A	A	A	=	
Limited	A	A	A	—	A	—	=	
Vehicles for Hire	—	A	—	—	A	—	=	
Vehicle/Equipment Repair								
General	—	A	—	—	—	—	=	
Limited	A	A	A	—	—	—	=	
Vehicle Sales, Office Only	A	A	A	A	A	A	=	
Vehicle/Equipment Services								
Automobile Washing/Detailing, full service	—	A	—	A	A	—	=	
Automobile Washing/Detailing, self-service or accessory	A	A	—	A	A	A	=	
Service Stations	A	A	—	A	A	—	=	Section 21.48.210
Other Uses								
Accessory Structures and Uses	A	A	A	A	A	A	A	

TABLE 2-4 ALLOWED USES	Commercial <del>Retail</del> Coastal Zoning Districts							
	A				Allowed			
	-				Not allowed *			
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	CC	CG	CM	CN	CV	OG	OM	Specific Use Regulations
Drive-Through Facilities	A	A	A	A	A	A	A	Section 21.48.080
Special Events	Section 21.48.???							
Outdoor Storage and Display	A	A	A	A	A	A	A	Section 21.48.140
Temporary Uses	Section 21.48.???							
<p>* <b>Uses Not Listed.</b> Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).</p> <p>(1) <del>Late Hours. Facilities with late hours shall mean facilities that offer service and are open to the public past 11:00 p.m. any day of the week.</del></p> <p>(2) <del>Permitted or Minor Use Permit Required.</del></p> <p>a. <del>A minor use permit shall be required for any use located within five hundred (500) feet, property line to property line, of any residential zoning district.</del></p> <p>b. <del>A minor use permit shall be required for any use that maintains late hours.</del></p> <p>(3) Applicants for City approval of a heliport or helistop shall provide evidence that the proposed heliport or helistop complies fully with State of California permit procedures and with all conditions of approval imposed by the Federal Aviation Administration (FAA), the Airport Land Use Commission for Orange County (ALUC), and by the Caltrans Division of Aeronautics.</p> <p>(4) Only Retail Sales Less than 10,000 sq.ft., Pharmacies, and Medical Supplies.</p> <p>(5) Above 1st floor only.</p>								

## 21.20.030 – Commercial Coastal Zoning Districts General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-5, in addition to the development standards in Part 3 of this title (Site Planning and Development Standards).

**TABLE 2-5  
DEVELOPMENT STANDARDS FOR COMMERCIAL COASTAL ZONING DISTRICTS**

Development Feature	CC	CG	CM	CN	CV	OG	OM	Additional Requirements
Lot Dimensions	Minimum dimensions required for each newly created lot							
Lot Area (1)	5,000 sq. ft.	10,000 sq. ft.	N/A	20,000 sq. ft.	N/A	5,000 sq. ft.	25,000 sq. ft.	
Lot Width	25 ft.	50 ft.	N/A	100 ft.	N/A	50 ft.	100 ft.	
Setbacks	Minimum setbacks required for primary structures. See Section 21.30.110(D) (Allowed Encroachments into Setback Areas) for setback measurement, allowed projections into setbacks, and exceptions.							



Development Feature	CC	CG	CM	CN	CV	OG	OM	Additional Requirements
Front	0	0	0	0	0	N/A	<u>15 ft.</u>	
Side (interior, each):								
Abutting nonresidential	0	0	0	0	0	0	<u>0</u>	
Abutting residential	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	<u>5 ft.</u>	
Side (Street side)	0	0	0	0	0	15 ft.	<u>15 ft.</u>	
Rear:								
Abutting an alley	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	0	<u>0</u>	
Not abutting an alley	0	0	0	0	0	5 ft.	<u>N/A</u>	
Abutting residential	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	<u>5 ft.</u>	
Bulkhead Setback	Structures shall be set back a minimum of 10 ft. from the bulkhead in each coastal zoning district.							
Floor Area Ratio (2) (3)	The specific floor area limitations for each coastal zoning district are identified on the Coastal Zoning Map.						<u>0.75, except as identified on the Official Coastal Zoning Map</u>	
Height	Maximum allowable height of structures without discretionary approval. See Section 21.30.060 (Height Limits and Exceptions) for height measurement requirements. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.							
Within Shoreline Height Limit Zone	26 ft. with flat roof; less than 3/12 pitch						Section 21.30.060	
Not within Shoreline Height Limit Zone	31 ft. with sloped roof; 3/12 or greater pitch							
Within High Rise Height Area (See Figure H-1, attached to the ordinance codified in this title).	32 ft. with flat roof; less than 3/12 pitch							
	37 ft. with sloped roof; 3/12 or greater pitch							
	300							
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).							
Landscaping	See Chapter 21.36 (Landscaping Standards).							
Lighting	See Section 21.30.070 (Outdoor Lighting).							
Outdoor Storage/Display	<del>See Section 21.48.140 (Outdoor Storage, Display, and Activities).</del>							
Parking	See Chapter 21.40 (Off-Street Parking).							
Signs	See Chapter 21.42 (Sign Standards).							
Notes:								
(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.??? (Coastal Zone Subdivisions).								
(2) In the CG Coastal Zoning District, when 0.3/0.5 is shown on the Coastal Zoning Map, the FAR may be increased to a maximum of 0.5 when two or more legal lots are merged to accommodate larger commercial development projects.								
(3) Portions of legal lots that are submerged lands or tidelands shall be included in the land area of the lot for the purpose of calculating the allowable floor area for structures.								

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## Chapert 21.22 – Mixed-Use Coastal Zoning Districts (MU-V, MU-MM, MU-CV/15<sup>th</sup> St, MU-W1, MU-W2)

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### Sections:

21.22.010	Purposes of Mixed-Use Coastal Zoning Districts
21.22.020	Mixed-Use Coastal Zoning Districts Land Uses
21.22.030	Mixed-Use Coastal Zoning Districts General Development Standards

### 21.22.010 – Purposes of Mixed-Use Coastal Zoning Districts

The purposes of the individual mixed-use coastal zoning districts and the manner in which they are applied are provided below. For the purpose of this Implementation Plan, mixed-use projects shall comply with nonresidential standards when no mixed-use standards exist.

- A. **MU-V (Mixed-Use Vertical) Coastal Zoning District.** This coastal zoning district is intended to provide for areas appropriate for the development of mixed-use structures that vertically integrate residential dwelling units above the ground floor with retail uses including office, restaurant, retail, and similar nonresidential uses located on the ground floor or above.
- B. **MU-MM (Mixed-Use Mariners' Mile) Coastal Zoning District.** This coastal zoning district applies to properties located on the inland side of Coast Highway in the Mariners' Mile Corridor. Properties fronting on Coast Highway may be developed for nonresidential uses only. Properties to the rear of the commercial frontage may be developed for freestanding nonresidential uses, multi-unit residential dwelling units, or mixed-use structures that integrate residential above the ground floor with nonresidential uses on the ground floor.
- C. **MU-CV/15th St. (Mixed-Use Cannery Village and 15th Street) Coastal Zoning District.** This coastal zoning district applies to areas where it is the intent to establish a cohesively developed district or neighborhood containing multi-unit residential dwelling units with clusters of mixed-use and/or commercial structures on interior lots of Cannery Village and 15th Street on Balboa Peninsula. Allowed uses may include multi-unit dwelling units; nonresidential uses; and/or mixed-use structures, where the ground floor is restricted to nonresidential uses along the street frontage. Residential uses and overnight accommodations are allowed above the ground floor and to the rear of uses along the street frontage. Mixed-use or nonresidential structures are required on lots at street intersections and are allowed, but not required, on other lots.

- D. **MU-W1 (Mixed-Use Water) Coastal Zoning District.** This coastal zoning district applies to waterfront properties along the Mariners' Mile Corridor in which nonresidential uses and residential dwelling units may be intermixed. A minimum of fifty (50) percent of the allowed square footage in a mixed-use development shall be used for nonresidential uses in which marine-related and visitor-serving land uses are mixed as provided in Table 2-8. Design of nonresidential space to facilitate marine-related uses is encouraged.
- E. **MU-W2 (Mixed-Use Water) Coastal Zoning District.** This coastal zoning district applies to waterfront properties in which marine-related uses may be intermixed with general commercial, visitor-serving commercial and residential dwelling units on the upper floors.

## 21.22.020 – Mixed-Use Coastal Zoning Districts Land Uses and Permit Requirements

- A. **Allowed Land Uses.** Tables 2-6, 2-7, and 2-8 indicate the uses allowed within each coastal zoning district.
- B. **Prohibited Land Uses.** Any table cell with “—” means that the listed land use is prohibited in that specific coastal zoning district.
- C. **Applicable Regulations.** The last column in the tables (“Specific Use Regulations”) may include a reference to additional regulations that apply to the use.

TABLE 2-6 ALLOWED USES	Mixed-Use Zoning Districts			
	A Allowed			
	— Not Allowed *			
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	MU-V	MU-MM (4)	MU-CV/15th St. (5)	Specific Use Regulations
<b>Industry, Manufacturing and Processing, Warehousing Uses</b>				
Handicraft Industry	A	A	A	
Industry, Marine-Related	—	A	A	
Research and Development	A	A	A	
<b>Recreation, Education, and Public Assembly Uses</b>				
Assembly/Meeting Facilities	A	A	A	
Commercial Recreation and Entertainment	A	A	A	
Cultural Institutions	A	A	A	
Schools, Public and Private	A	A	A	
<b>Residential Uses</b>				
<b>Single-Unit Dwellings</b>				
Located on 1st floor	—	—	A (3)	Section 21.48.130
Located above 1st floor	A (1)	—	A (3)	Section 21.48.130

TABLE 2-6 ALLOWED USES	Mixed-Use Zoning Districts			
	A Allowed			
	— Not Allowed *			
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	MU-V	MU-MM (4)	MU-CV/15th St. (5)	Specific Use Regulations
Multi-Unit Dwellings				
Located on 1st floor	—	A (1)(2)	A (3)	Section 21.48.130
Located above 1st floor	A (1)	A (1)(2)	A (3)	Section 21.48.130
Two-Unit Dwellings				
Located on 1st floor	—	—	A (3)	Section 21.48.130
Located above 1st floor	A (1)	—	A (3)	Section 21.48.130
Home Occupations	A	A (1)	A	Section 21.48.130
Live-Work Units	A	A (1)(2)	A (3)	
Care Uses				
Adult Day Care				
Small (6 or fewer)	A	A	A	
Child Day Care				
Small (8 or fewer)	A	A	A	Section 21.48.070
Day Care, General	—	A	A	Section 21.48.070
Retail Trade Uses				
Alcohol Sales (off-sale)	A	A	A	Section 21.48.030
Alcohol Sales (off-sale), Accessory Only	A	A	A	
Marine Rentals and Sales				
Boat Rentals and Sales	A	A	A	
Marine Retail Sales	A	A	A	
Retail Sales	A	A	A	
Service Uses—Business, Financial, Medical, and Professional				
ATMs	A	A	A	
Emergency Health Care/Urgent Care	A	A	A	
Financial Institutions and Related Services	A	A	A	
Offices—Business	A	A	A	
Offices—Medical and Dental	A	A	A	
Offices—Professional	A	A	A	

TABLE 2-6 ALLOWED USES	Mixed-Use Zoning Districts			
	A Allowed			
	— Not Allowed *			
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	MU-V	MU-MM (4)	MU-CV/15th St. (5)	Specific Use Regulations
<b>Service Uses—General</b>				
Animal Sales and Services				
Animal Grooming	A	A	A	Section 21.48.050
Animal Retail Sales	A	A	A	Section 21.48.050
Veterinary Services	—	A	—	Section 21.48.050
Artists' Studios	A	A	A	
Eating and Drinking Establishments				
Accessory food service (open to public)	A	A	A	Section 21.48.090
Fast Food	A	A	A	Section 21.48.090
Food Service	A	A	A	Section 21.48.090
Take-Out Service, Limited	A	A	A	Section 21.48.090
Health/Fitness Facilities				
Small—2,000 sq. ft. or less	A	A	A	
Large—Over 2,000 sq. ft	A	A	A	
Laboratories	—	—	—	
Maintenance and Repair Services	A	A	A	
Marine Services				
Entertainment and Excursion Services	A	A	A	Title 17
Marine Service Stations	A	—	—	
Personal Services				
Massage Establishments	A	A	A	Chapter 5.50 Section 21.48.120
Massage Services, Accessory	A	A	A	Section 21.48.120
Nail Salons	A	A	A	
Personal Services, General	A	A	A	
Personal Services, Restricted	A	A	A	
Studio	A	A	A	
Postal Services	A	A	A	
Printing and Duplicating Services	A	A	A	

TABLE 2-6 ALLOWED USES	Mixed-Use Zoning Districts			
	A Allowed			
	— Not Allowed *			
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	MU-V	MU-MM (4)	MU-CV/15th St. (5)	Specific Use Regulations
Smoking Lounges	—	—	—	
Visitor Accommodations				
Hotels, Motels, and Time Shares	A	A	A	
Bed and Breakfast Inns	—	A	—	
Transportation, Communications, and Infrastructure Uses				
Parking Facility	A	A	A (2)	
Marinas	Chapter 21.32			
Marina Support Facilities	A	A	A	
Utilities, Minor	A	A	A	
Utilities, Major	A	A	A	
Wireless Telecommunication Facilities	A	A	A	Section 21.30.100???
Vehicle Rental, Sale, and Service Uses				
Vehicle/Equipment Rentals				
Office Only	A	A	A	
Limited (no outdoor storage)	—	A	—	
Vehicle/Equipment Repair				
Limited	—	A	—	
Vehicle Sales	—	A	—	
Vehicle Sales, Office Only	A	A	—	
Vehicle/Equipment Services				
Automobile Washing	—	A	—	
Service Stations	—	A	—	Section 21.48.210
Other Uses				
Accessory Structures and Uses	A	A	A	
Outdoor Storage and Display	A	A	A	Section 21.48.140
Personal Property Sales	A	A	A	Section 21.48.150
Special Events	Section 21.48.???			
Temporary Uses	Section 21.48.???			

TABLE 2-6 ALLOWED USES	Mixed-Use Zoning Districts			
	A Allowed			
	— Not Allowed *			
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	MU-V	MU-MM (4)	MU-CV/15th St. (5)	Specific Use Regulations
<p>* Uses Not Listed. Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).</p> <p>(1) Allowed only as part of a mixed-use development.</p> <p>(2) Not allowed to front onto Coast Highway. Coast Highway frontage shall be limited to nonresidential uses. See Table 2-8 (Development Standards for Vertical and Horizontal Mixed-Use Coastal Zoning Districts).</p> <p>(3) Not allowed on lots at street intersections unless part of a mixed-use or live-work structure.</p> <p>(4) Properties fronting on Coast Highway shall be developed with nonresidential uses as allowed in Table 2-7. Properties to the rear of the commercial frontage may be developed for freestanding nonresidential uses, multi-unit residential dwelling units, or mixed-use structures that integrate multi-unit residential above the ground floor with nonresidential uses on the ground floor. See Table 2-8 (Development Standards for Vertical and Horizontal Mixed-Use Coastal Zoning Districts).</p> <p>(5) Mixed-use or commercial structures are required on lots at street intersections and are allowed, but not required, on other lots.</p>				



TABLE 2-7 ALLOWED USES	Mixed-Use Coastal Zoning Districts		
	A Allowed		
	— Not allowed *		
Land Use	MU-W1 (4)	MU-W2	Specific Use Regulations
See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.			
Industry, Manufacturing and Processing, Warehousing Uses			
Handicraft Industry	A	A	
Industry, Marine-Related	A	A	
Research and Development	A	A	
Recreation, Education, and Public Assembly Uses			
Assembly/Meeting Facilities			
Small—5,000 sq. ft. or less (religious assembly may be larger than 5,000 sq. ft.)	A	A	
Commercial Recreation and Entertainment	A	A	
Cultural Institutions	A	A	
Parks and Recreational Facilities	A	A	
Schools, Public and Private	A	A	
Residential Uses			
Single-Unit Dwellings			
Located on 1st floor	—	—	
Located above 1st floor	A (1)	A (2)	Section 21.48.130
Multi-Unit Dwellings			
Located on 1st floor	—	—	
Located above 1st floor	A (1)	A (2)	Section 21.48.130
Two-Unit Dwellings			
Located on 1st floor	—	—	
Located above 1st floor	A (1)	A (2)	
Home Occupations	A	A (2)	Section 21.48.110
Care Uses			
Adult Day Care			
Small (6 or fewer)	A	A	
Child Day Care			
Small (8 or fewer)	A	A	Section 21.48.070

TABLE 2-7 ALLOWED USES	Mixed-Use Coastal Zoning Districts		
	A Allowed		
	— Not allowed *		
Land Use  See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-W1 (4)	MU-W2	Specific Use Regulations
Day Care, General	—	A	Section 21.48.070
Retail Trade Uses			
Alcohol Sales (off-sale)	A	A	Section 21.48.030
Alcohol Sales (off-sale), Accessory Only	A	A	
Marine Rentals and Sales			
Boat Rentals and Sales	A	A	
Marine Retail Sales	A	A	
Retail Sales	A	A	
Visitor-Serving Retail	A	A	
Service Uses—Business, Financial, Medical, and Professional			
ATMs	A	A	
Emergency Health Facilities/Urgent Care	—	A	
Financial Institutions and Related Services (above 1st floor only)	A	A	
Offices—Business	A	A	
Offices—Medical and Dental (above 1st floor only)	—	A	
Offices—Profession	A	A	
Service Uses—General			
Animal Retail Sales	A	A	Section 21.48.050
Artists' Studios	A	A	
Eating and Drinking Establishments			
Accessory Food Service (open to public)	A	A	Section 21.48.090
Fast Food	A	A	Section 21.48.090
Food Service	A	A	Section 21.48.090
Take-Out Service—Limited	A	A	Section 21.48.090
Health/Fitness Facilities			
Small—2,000 sq. ft. or less	A	A	
Maintenance and Repair Services	A	A	
Marine Services			

TABLE 2-7 ALLOWED USES	Mixed-Use Coastal Zoning Districts		
	A Allowed		
	— Not allowed *		
Land Use			
See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-W1 (4)	MU-W2	Specific Use Regulations
Boat Storage	A	A	
Boat Yards	A	A	
Entertainment and Excursion Services	A	A	
Marine Service Stations	A	A	
Water Transportation Services	A	A	
Personal Services			
Massage Establishments	A	A	Chapter 5.50 Section 21.48.120
Massage Services, Accessory	A	A	Section 21.48.120
Nail Salons	A	A	
Personal Services, General	A	A	
Personal Services, Restricted	A	A	
Smoking Lounges	—	—	
Visitor Accommodations			
Hotels, Motels, Bed and Breakfast Inns, and Time Shares	A	A	
Transportation, Communications, and Infrastructure			
Parking Facilities	A	A	
Communication Facilities	A	A	
Heliports and Helistops (7)	A	A	
Marinas	Chapter 21.32		
Marina Support Facilities	A	A	
Utilities, Minor	A	A	
Utilities, Major	A	A	
Wireless Telecommunication Facilities	Chapter 15.70		
Other Uses			
Accessory Structures and Uses	A	A	
Outdoor Storage and Display	A	A	Section 21.48.140
Personal Property Sales	A	A	Section 21.48.150
Special Events	Section 21.48.???		

TABLE 2-7 ALLOWED USES	Mixed-Use Coastal Zoning Districts		
	A Allowed		
	— Not allowed *		
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	MU-W1 (4)	MU-W2	Specific Use Regulations
Temporary Uses	Section 21.48.???		
<p>* Uses Not Listed. Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).</p> <p>(1) May only be located on lots with a minimum of two hundred (200) lineal feet of frontage on Coast Highway. Refer to Section 21.48.130 (Mixed-Use Projects) for additional development standards.</p> <p>(2) May only be located above a commercial use and not a parking use. Refer to Section 21.48.130 (Mixed-Use Projects) for additional development standards.</p> <p>(3) Late Hours. Facilities with late hours shall mean facilities that offer service and are open to the public past 11:00 p.m. any day of the week.</p> <p>(4) Permitted or Minor Use Permit Required.</p> <p>a. A minor use permit shall be required for any use located within five hundred (500) feet, property line to property line, of any residential coastal zoning district.</p> <p>b. A minor use permit shall be required for any use that maintains late hours.</p> <p>(5) Approval of a minor site development review, in compliance with Section 21.52.080, shall be required prior to any development to ensure that the uses are fully integrated and that potential impacts from their differing activities are fully mitigated.</p> <p>(4) A minimum of fifty (50) percent of the square footage of a mixed-use development shall be used for nonresidential uses.</p> <p>(5) Applicants for City approval of a heliport or helistop shall provide evidence that the proposed heliport or helistop complies fully with State of California permit procedures and with any and all conditions of approval imposed by the Federal Aviation Administration (FAA), the Airport Land Use Commission for Orange County (ALUC), and by the Caltrans Division of Aeronautics.</p>			

## 21.22.030 – Mixed-Use Coastal Zoning Districts General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-6, in addition to the development standards in Part 3 of this title (Site Planning and Development Standards).

**TABLE 2-8  
DEVELOPMENT STANDARDS FOR VERTICAL AND HORIZONTAL MIXED-USE ZONING DISTRICTS**

Development Feature	MU-V	MU-MM	MU-CV/15th St.	Additional Regulations
Lot Dimensions (1)(2)	Minimum dimensions required for each newly created lot.			
Lot Area (2)	2,500 sq. ft.	10,000 sq. ft.	5,000 sq. ft.	

Development Feature	MU-V	MU-MM	MU-CV/15th St.	Additional Regulations
Lot Width (2)	25 ft.	50 ft.	40 ft.	
Density Range	Minimum/maximum allowable density range for residential uses.			
Lot area required per unit (sq. ft.) (3)	Minimum: 1,631 Maximum: 2,167 (5)	Minimum: 1,631 Maximum: 2,167 For property beginning 100 ft. north of Coast Hwy.	Minimum: 1,631 Maximum: 2,167 (5)	
Floor Area Ratio (FAR) (4)				
Mixed-use development	Min. 0.35 Max. 0.50 for nonresidential Max. 1.0 for residential.	Min. 0.25 Max. 0.50 for nonresidential Max. 1.0 for residential.	Min. 0.25 Max. 0.50 for nonresidential Max. 1.0 for residential.	
Nonresidential only	0.75	0.50	0.50	
Residential only	N/A	N/A	1.5	
Setbacks	The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.			
Front	0	0	0	
Side	0	0	0	
Side adjoining a residential district	5 ft.	5 ft.	5 ft.	
Rear	0	0	0	
Rear adjoining residential district	5 ft.	5 ft.	5 ft.	
Rear adjoining an alley	10 ft.	5 ft.	10 ft.	
Bulkhead setback	10 ft.	N/A		
Open Space				
Common open space	Minimum 75 square feet/dwelling unit. (The minimum dimension (length and width) shall be 15 feet.)			
Private open space	5% of the gross floor area for each unit. (The minimum dimension (length and width) shall be 6 feet.)			
Separation Distance	Minimum distance between detached residential structures on same lot.			
	10 ft.	10 ft.	10 ft.	
Height	Maximum allowable height of structures without discretionary approval. See Section 21.30.060 (Height Limits and Exceptions) for height measurement requirements. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.			
MU-V, MU-MM, and MU-CV/15th St.	26 ft. with flat roof, less than 3/12 roof pitch 31 ft. with sloped roof, 3/12 roof pitch or greater			
MU-DW	32 ft. with flat roof, less than 3/12 roof pitch 37 ft. with sloped roof, 3/12 roof pitch or greater			
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).			
Landscaping	See Chapter 21.36 (Landscaping Standards).			
Lighting	See Section 21.30.070 (Outdoor Lighting).			

Development Feature	MU-V	MU-MM	MU-CV/15th St.	Additional Regulations
Outdoor Storage/Display	See Section 21.48.140 (Outdoor Storage, Display, and Activities).			
Parking	See Chapter 21.40 (Off-Street Parking).			
Satellite Antennas	See Section 21.48.190 (Satellite Antennas and Amateur Radio Facilities).			
Signs	See Chapter 21.42 (Sign Standards).			
<p>Notes:</p> <p>(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.??? (Coastal Zone Subdivisions).</p> <p>(2) The standards for minimum lot area and lot width are intended to regulate sites for development purposes only and are not intended to establish minimum dimensions for the creation of ownership or leasehold (e.g., condominium) purposes.</p> <p>(3) For the purpose of determining the allowable number of units, portions of legal lots that are submerged lands or tidelands are included in land area of the lot.</p> <p>(4) Portions of legal lots that are submerged lands or tidelands shall be included in the land area of the lot for the purpose of calculating the allowable floor area of structures.</p> <p>(5) The minimum density may be modified or waived through the approval of a coastal development permit. The review authority may only waive or modify the minimum density upon making the finding that the subject property contains unique site constraints that prevent the project from complying with this standard.</p>				

**TABLE 2-9  
DEVELOPMENT STANDARDS FOR WATERFRONT MIXED-USE ZONING DISTRICTS**

Development Feature	MU-W1 (3)	MU-W2	Additional Requirements
Lot Dimensions (1)(2)	Minimum dimensions required for each newly created lot.		
Lot Area			
Mixed-use structures	20,000 sq. ft.	2,500 sq. ft.	
Non-mixed-use structures	10,000 sq. ft.	2,500 sq. ft.	
Lot Width			
Mixed-use structures	200 ft.	25 ft.	
Non-mixed-use structures	50 ft.	25 ft.	
Density (4)	Minimum/maximum allowable density range for residential uses.		
Lot area required per unit	Minimum: 7,260 sq. ft. per unit	Minimum: 1,631 Maximum: 2,167 (6)	
Floor Area Ratio (FAR) (5)			
Mixed-use development	Min. 0.35 and Max. 0.5 for nonresidential uses. Max. 0.5 for residential uses. (3)  Max. 1.0 for mixed-use projects	Min. 0.35 and Max. 0.5 for nonresidential. Max. 0.75 for residential uses.  Lido Marina Village  Min. 0.35 Max. 0.7 for	

Development Feature	MU-W1 (3)	MU-W2	Additional Requirements
Nonresidential only	0.5 commercial only (3)	nonresidential and 0.8 residential. 0.5 commercial only	
Setbacks	The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.		
Front	0	0	
Side	0	0	
Side adjoining a residential district	5 ft.	5 ft.	
Rear	0	0	
Rear residential portion of mixed use	N/A	5 ft.	
Rear nonresidential adjoining a residential district	N/A	5 ft.	
Rear adjoining an alley	N/A	10 ft.	
Bulkhead setback	10 ft.	10 ft.	
Open Space			
Common open space	Minimum 75 square feet/dwelling unit. (The minimum dimension (length and width) shall be 15 feet.)		
Private open space	5% of the gross floor area for each dwelling unit. (The minimum dimension (length and width) shall be 6 feet.)		
Separation Distance	Minimum distance between detached structures on same lot.		
	10 ft.	10 ft.	
Height	Maximum allowable height of structures without discretionary approval. See Section 21.30.060 (Height Limits and Exceptions) for height measurement requirements. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.		
	26 ft. with flat roof, less than 3/12 roof pitch		
	31 ft. with sloped roof, 3/12 roof pitch or greater		
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).		
Landscaping	See Chapter 21.36 (Landscaping Standards).		
Lighting	See Section 21.30.070 (Outdoor Lighting).		
Outdoor Storage/Display	See Section 21.48.140 (Outdoor Storage, Display, and Activities).		
Parking	See Chapter 21.40 (Off-Street Parking).		
Satellite Antennas	See Section 21.48.190 (Satellite Antennas and Amateur Radio Facilities).		
Signs	See Chapter 21.42 (Sign Standards).		
Notes:			
(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.??? (Coastal Zone Subdivisions).			
(2) The standards for minimum lot area and lot width are intended to regulate sites for development purposes only and are not intended to establish minimum dimensions for the creation of ownership or leasehold (e.g.,			

Development Feature	MU-W1 (3)	MU-W2	Additional Requirements
<p>condominium) purposes.</p> <p>(3) A minimum of fifty (50) percent of the square footage in a mixed-use development shall be used for nonresidential uses.</p> <p>(4) For the purpose of determining the allowable number of units, portions of legal lots that are submerged lands or tidelands shall be included in land area of the site.</p> <p>(5) Portions of legal lots that are submerged lands or tidelands shall be included in the net area of the lot for the purpose of calculating the allowable floor area of structures.</p> <p>(6) The minimum density may be modified or waived through the approval of a site development review. The review authority may only waive or modify the minimum density upon making the finding that the subject property contains unique site constraints that prevent the project from complying with this standard.</p>			



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## Chapter 21.24 – Industrial Coastal Zoning Districts (IG)

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### Sections:

- 21.24.010 Purposes of Industrial Coastal Zoning District
- 21.24.020 Industrial Coastal Zoning District Land Uses
- 21.24.030 Industrial Coastal Zoning Districts General Development Standards

### 21.24.010 – Purposes of Industrial Coastal Zoning District

The IG Coastal Zoning District is intended to provide for areas appropriate for a wide range of moderate to low intensity industrial uses (e.g., light manufacturing and research and development) and limited accessory commercial and office uses.

### 21.24.020 – Industrial Coastal Zoning District Land Uses and Permit Requirements

- A. Allowed Land Uses. Table 2-10 indicates the uses allowed within each coastal zoning district
- B. Prohibited Land Uses. Any table cell with “—” means that the listed land use is prohibited in that specific coastal zoning district.
- C. Applicable Regulations. The last column in the tables (“Specific Use Regulations”) may include a reference to additional regulations that apply to the use.

TABLE 2-10	Industrial Coastal Zoning District	
	A Allowed	
	— Not allowed *	
<b>Land Use</b>  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	<b>IG</b>	<b>Specific Use Regulations</b>
Industry, Manufacturing and Processing, Warehousing Uses		
Food Processing	A	
Handicraft Industry	A	
Industry		
Small—10,000 sq. ft. or less	A	
Large—Over 10,000 sq. ft.	A	
Personal Storage (Mini Storage)	A	

TABLE 2-10	Industrial Coastal Zoning District	
	A Allowed	
	— Not allowed *	
<b>Land Use</b>		
See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	IG	Specific Use Regulations
Research and Development, General	A	
Research and Development, Restricted	A	
Warehousing		
Small—10,000 sq. ft. or less	A	
Large—Over 10,000 sq. ft	A	
Wholesaling	A	
Recreation, Education, and Public Assembly Uses		
Assembly/Meeting Facilities	A	
Retail Trade Uses		
Alcohol Sales (off-sale)	A	Section 21.48.030
Alcohol Sales (off-sale), Accessory Only	A	
Building Materials and Services	A	
Contractor's Storage Yards	A	
Marine Rentals and Sales		
Boat Rentals and Sales	A	
Marine Retail Sales	A	
Retail Sales	A	
Service Uses—Business, Financial, Medical, and Professional		
ATMs	A	
Offices—Business and Professional	A	
Service Uses—General		
Ambulance Services	A	
Animal Sales and Services		
Animal Boarding/Kennels	A	Section 21.48.050
Animal Grooming	A	Section 21.48.050
Animal Hospitals/Clinics	A	Section 21.48.050
Animal Retail Sales	A	Section 21.48.050
Catering Services	A	

TABLE 2-10	Industrial Coastal Zoning District	
	A Allowed	
	— Not allowed *	
Land Use	IG	Specific Use Regulations
See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.		
Eating and Drinking Establishments		
Take-Out Service—Limited	A	Section 21.48.090
Funeral Homes and Mortuaries	A	
Health/Fitness Facilities		
Small—2,000 sq. ft. or less	A	
Large—Over 2,000 sq. ft.	A	
Laboratories	A	
Maintenance and Repair Services	A	
Marine Services		
Boat Storage	A	
Boat Yards	A	
Personal Services		
Studios	P	
Postal Services	A	
Printing and Duplicating Services	A	
Recycling Facilities		
Collection Facility—Large	A	Section 21.48.160
Collection Facility—Small	A	Section 21.48.160
Transportation, Communications, and Infrastructure Uses		
Communication Facilities	A	
Heliports and Helistops (1)	A	
Parking Facilities	A	
Utilities, Minor	A	
Utilities, Major	A	
Wireless Telecommunication Facilities	A	Section 21.30.100???
Vehicle Rental, Sale, and Service Uses		
Vehicle/Equipment Rentals		
Office Only	A	

TABLE 2-10	Industrial Coastal Zoning District	
	A Allowed	
	— Not allowed *	
Land Use		
See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	IG	Specific Use Regulations
Limited	A	
Vehicles for Hire	A	
Vehicle/Equipment Rentals and Sales	A	
Vehicle/Equipment Repair		
General	A	
Limited	A	
Vehicle/Equipment Services		
Automobile Washing/Detailing	A	
Service Stations	A	Section 21.48.210
Vehicle Storage	A	
Other Uses		
Accessory Structures and Uses	A	
Caretaker Residence	A	
Drive-Through Facilities	A	Section 21.48.080
Outdoor Storage and Display	A	Section 21.48.140
Special Events	Section 21.48.???	
Temporary Uses	Section 21.48.???	
* Uses Not Listed. Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).		
(1) Applicants for City approval of a heliport or helistop shall provide evidence that the proposed heliport or helistop complies fully with State of California permit procedures and with any and all conditions of approval imposed by the Federal Aviation Administration (FAA), the Airport Land Use Commission for Orange County (ALUC), and by the Caltrans Division of Aeronautics.		

## 21.24.030 – Industrial Coastal Zoning Districts General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-11, in addition to the development standards in Part 3 of this title (Site Planning and Development Standards).

**TABLE 2-11  
DEVELOPMENT STANDARDS FOR INDUSTRIAL ZONING DISTRICT**

Development Feature	IG	Additional Requirements
Lot Dimensions	Minimum dimensions required for each newly created lot.	
Lot Area	10,000 sq. ft.	
Lot Width	0	
Setbacks	The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.	
Front	15 ft.	
Side (Interior)	0	
Adjoining a nonindustrial coastal zoning district	10 ft.	
Side (Street side)	15 ft.	
Rear	0	
Adjoining a nonindustrial coastal zoning district	10 ft.	
Floor Area Ratio	0.75, or specified on the Official Coastal Zoning Map	
Height	Maximum allowable height of structures without discretionary approval. See Section 21.30.060 (Height Limits and Exceptions) for height measurement requirements. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.	
	32 ft. with flat roof, less than 3/12 roof pitch 37 ft. with sloped roof, 3/12 roof pitch or greater	
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).	
Landscaping	See Chapter 21.36 (Landscaping Standards).	
Lighting	See Section 21.30.070 (Outdoor Lighting).	
Outdoor Storage/Display	See Section 21.48.140 (Outdoor Storage, Display, and Activities).	
Parking	See Chapter 21.40 (Off-Street Parking).	
Signs	See Chapter 21.42 (Sign Standards).	
Notes:		
(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.??? (Coastal Zone Subdivisions).		

# **Attachment No. 4**

Draft IP Chapter 21.26

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## Chapter 21.26 – Special Purpose Coastal Zoning Districts (OS, PC, PF, PI, and PR)

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### Sections:

21.26.010	Purposes of Special Purpose Coastal Zoning Districts
21.26.020	Special Purpose Coastal Zoning Districts Land Uses
21.26.030	Special Purpose Coastal Zoning Districts General Development Standards

### 21.26.010 – Purposes of Special Purpose Coastal Zoning Districts

The purposes of the individual special purpose coastal zoning districts and the manner in which they are applied are as follows:

- A. **OS (Open Space) Coastal Zoning District.** The OS Coastal Zoning District is intended to:
  - 1. Provide areas to maintain and protect the community's natural open space resources; and
  - 2. Maintain and protect landscaped open space areas located within residential and nonresidential developments, where no further development is allowed.
- B. **PC (Planned Community) Coastal Zoning District.** The PC Coastal Zoning District is intended to provide for areas appropriate for the development of coordinated, comprehensive projects that result in a superior environment; to allow diversification of land uses as they relate to each other in a physical and environmental arrangement while maintaining the spirit and intent of this Implementation Plan; and to include a variety of land uses, consistent with the Coastal Land Use Plan, through the adoption of a development plan and related text that provides land use relationships and associated development standards.
- C. **PF (Public Facilities) Coastal Zoning District.** The PF Coastal Zoning District is intended to provide for areas appropriate for public facilities, including community centers, cultural institutions, government facilities, libraries, public hospitals, public utilities, and public schools.
- D. **PI (Private Institutions) Coastal Zoning District.** The PI Coastal Zoning District is intended to provide for areas appropriate for privately owned facilities that serve the public, including places for assembly/meeting facilities (e.g., religious assembly), congregate care homes, cultural institutions, health care facilities, marinas, museums, private schools, yacht clubs, and comparable facilities.
- E. **PR (Parks and Recreation) Coastal Zoning District.** The PR Coastal Zoning District is intended to provide for areas appropriate for land used or proposed for active public or private recreational use. Allowed uses include aquatic facilities, golf courses, marina

support facilities, parks (both active and passive), private recreational facilities, tennis clubs and courts, and similar recreational facilities.

## 21.26.020 – Special Purpose Coastal Zoning Districts Land Uses

- A. **Allowed Land Uses.** Tables 2-12 to 2-18 indicate the uses allowed within each coastal zoning district.
- B. **Prohibited Land Uses.** Any table cell with “—” means that the listed land use is prohibited in that specific coastal zoning district.
- C. **Applicable Regulations.** The last column in the tables (“Specific Use Regulations”) may include a reference to additional regulations that apply to the use.

TABLE 2-12 ALLOWED USES	Special Purpose Coastal Zoning Districts				
	A Allowed				
	— Not allowed *				
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	OS	PF	PI	PR	Specific Use Regulations
<b>Recreation, Education, and Public Assembly Uses</b>					
Assembly/Meeting Facilities	—	A	A	A	
Commercial Recreation and Entertainment	—	—	A	A	
Cultural Institutions	—	A	A	A	
<b>Parks and Recreational Facilities</b>					
Active	—	A	A	A	
Passive	A	A	A	A	
Marine and Wildlife Preserves	A	—	—	—	
Schools, Public and Private	—	A	A	—	
<b>Care Uses</b>					
Congregate Care Home	—	—	A	—	
Convalescent Facilities	—	—	A	—	
Day Care, General	—	A	A	—	Section 21.48.070
Emergency Health Facility/Urgent Care	—	—	A	—	
Hospital	—	—	A	—	
Residential Care, Accessory Use Only	—	A	A	—	
<b>Retail Trade Uses</b>					
Alcohol Sales (on-sale), Accessory Only	—	—	A	A	



TABLE 2-12 ALLOWED USES	Special Purpose Coastal Zoning Districts				
	A Allowed				
	— Not allowed *				
Land Use	OS	PF	PI	PR	Specific Use Regulations
See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.					
Service Uses—General					
Eating and Drinking Establishments					
Accessory (open to public)	—	—	A	A	Section 21.48.090
Emergency Shelters	—	—	A	—	Section 21.48.100
Governmental Facilities	—	A	—	A	
Marine Services—Boat Storage and Boat Yard, Accessory Only	—	A	A	A	
Transportation, Communications, and Infrastructure					
Parking Facilities, Accessory Only	—	A	A	A	
Heliports and Helistops (1)	—	A	—	—	
Marinas	Chapter 21.32				
Marina Support Facilities	—	A	A	A	
Utilities, Minor	A	A	A	A	
Utilities, Major	A	A	A	A	
Wireless Telecommunication Facilities	A	A	A	A	Section 21.30.100???
Other Uses					
Accessory Structures and Uses	A	A	A	A	
Special Events	Section 21.48.???				
Temporary Uses	Section 21.48.???				

\* Uses Not Listed. Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).

- (1) Applicants for City approval of a heliport or helistop shall provide evidence that the proposed heliport or helistop complies fully with State of California permit procedures and with any and all conditions of approval imposed by the Federal Aviation Administration (FAA), the Airport Land Use Commission for Orange County (ALUC), and by the Caltrans Division of Aeronautics.

TABLE 2-13 ALLOWED USES	North Ford (PC-5), Sea Island (PC-21), Westcliff Grove (PC-22), Corona del Mar Homes (PC-29), Villa Point Apartments (PC-30)						
	A Allowed						
	– Not allowed *						
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-5		PC-21	PC-22	PC-29	PC-30	Specific Use Regulations
	4	4A					
Recreation, Education, and Public Assembly Uses							
Marine and Wildlife Preserves	—	A	—	—	—	—	
Parks and Recreational Facilities							
Active	—	—	—	—	A	—	
Passive	—	A	—	—	A	—	
Residential Uses							
Single-Unit Dwellings—Attached	A	—	A	—	A	A	
Single-Unit Dwellings—Detached	—	—	—	A	A	—	
Two-Unit Dwellings	A	—	A	—	A	A	
Multi-Unit Dwellings	A	—	A	—	—	A	
Home Occupations	A	—	A	A	A	A	
Visitor Accommodations, Residential							
Short Term Lodging	A	—	A	—	—	A	
Transportation, Communications, and Infrastructure Uses							
Utilities, Minor	A	A	A	A	A	—	
Utilities, Major	A	A	A	A	A	—	
Wireless Telecommunication Facilities	A	A	A	A	A	—	Section 21.30.100???
Other Uses							
Accessory Structures and Uses	A	A	A	A	A	—	
Personal Property Sales	A	—	A	A	A	—	
Special Events	Section 21.48.???						
Temporary Uses	Section 21.48.???						
* <b>Uses Not Listed.</b> Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).							

TABLE 2-14 ALLOWED USES	Bayview (PC-32), Castaways Marina (PC-37), and Bayview Landing (PC-39)						
	A Allowed						
	– Not allowed *						
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-32			PC-37	PC-39		Specific Use Regulations
	Area 2	Area 4	Area 6		Area 1	Area 2	
Recreation, Education, and Public Assembly Uses							
Commercial Recreation and Entertainment	—	—	—	—	A	—	
Marine and Wildlife Preserves	—	—	A	A	—	A	
Parks and Recreational Facilities							
Active	—	—	A	A	—	—	
Passive	—	—	A	A	—	A	
Residential Uses							
Single-Unit Dwellings—Attached	A	—	—	—	—	—	
Single-Unit Dwellings—Detached	A	—	—	—	—	—	
Multi-Unit Dwellings	—	—	—	—	A	—	
Home Occupations	A	—	—	—	A	—	
Visitor Accommodations, Residential							
Short-Term Lodging	A	—	—	—	A	—	
Care Uses							
Congregate Care Home	—	—	—	—	A	—	
Convalescent Facilities	—	—	—	—	A	—	
Service Uses—General							
Eating and Drinking Establishments	—	—	—	—	A	—	
Health/Fitness Facilities	—	—	—	—	A	—	
Transportation, Communications, and Infrastructure Uses							
Marinas	—	—	—	A	—	—	Chapter 21.32
Marina Support Facilities	—	—	—	A	—	—	
Utilities, Minor	A	A	A	A	A	A	
Utilities, Major	A	A	A	A	A	A	
Wireless Telecommunication Facilities	A	A	A	A	A	A	Section 21.30.100???
Other Uses							
Accessory Structures and Uses	A	A	A	A	A	A	

TABLE 2-14 ALLOWED USES	Bayview (PC-32), Castaways Marina (PC-37), and Bayview Landing (PC-39)						
	A Allowed						
	– Not allowed *						
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-32			PC-37	PC-39		Specific Use Regulations
	Area 2	Area 4	Area 6		Area 1	Area 2	
Personal Property Sales	A	—	—	—	A	—	
Special Events	Section 21.48.???						
Temporary Uses	Section 21.48.???						
* <b>Uses Not Listed.</b> Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).							

TABLE 2-15 ALLOWED USES	Corporate Plaza West (PC-40) and Newporter North (PC-41)				
	A Allowed				
	– Not allowed *				
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-40	PC-41			Specific Use Regulations
		Area 1	Area 2	Area 3	
Recreation, Education, and Public Assembly Uses					
Assembly/Meeting Facilities	A	—	—	—	
Commercial Recreation and Entertainment	A	—	—	—	
Cultural Institutions	A	A	—	—	
Marine and Wildlife Preserves	—	—	—	A	
Parks and Recreational Facilities					
Passive	—	—	A (3)	—	
Residential Uses					
Single-Unit Dwellings—Attached	—	A	—	—	
Single-Unit Dwellings—Detached	—	A	—	—	
Two-Unit Dwellings	—	A	—	—	
Multi-Unit Dwellings	—	A	—	—	
Accessory Dwelling Units	—	A	—	—	
Home Occupations	—	A	—	—	
Retail Trade Uses					
Retail Sales	A (1)	—	—	—	

TABLE 2-15 ALLOWED USES		Corporate Plaza West (PC-40) and Newporter North (PC-41)				
		A Allowed				
		– Not allowed *				
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-40	PC-41			Specific Use Regulations	
		Area 1	Area 2	Area 3		
Service Uses—Business, Financial, Medical, and Professional						
ATM	A	—	—	—		
Emergency Health Facility/Urgent Care	—	—	—	—		
Financial Institutions and Related Services	A	—	—	—		
Offices—Corporate	A	—	—	—		
Offices—Business	A	—	—	—		
Service Uses—General						
Eating and Drinking Establishments	A	—	—	—		
Nail Salons	A (1)	—	—	—		
Personal Services, General	A (1)	—	—	—		
Postal Services	A (1)	—	—	—		
Printing and Duplicating Services	A (1)	—	—	—		
Transportation, Communications, and Infrastructure Uses						
Parking Facilities	A	—	—	—		
Utilities, Minor	A	A	—	—		
Utilities, Major	A	A	—	—		
Wireless Telecommunication Facilities	A	A	—	—	Section 21.30.100???	
Other Uses						
Accessory Structures and Uses	A	A	—	—		
Drive-Through Facilities	A (2)	—	—	—		
Personal Property Sales	—	A	—	—		
Special Events	Section 21.48.???					
Temporary Uses	Section 21.48.???					
* <b>Uses Not Listed.</b> Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).						
(1) Limited retail sales and services of a convenience nature.						
(2) Limited to restaurants and drive-up teller units.						
(3) The Newport North view park is intended to be passive in nature, characterized by low intensity usage such as hiking, bicycling and informal recreation.						

TABLE 2-16 ALLOWED USES	San Diego Creek North (PC-42)				
	A Allowed				
	– Not allowed *				
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-42				Specific Use Regulations
	Area 1	Area 2	Area 3	Area 4	
Recreation, Education, and Public Assembly Uses					
Marine and Wildlife Preserves	A	A	A	A	
Parks and Recreational Facilities					
Active	—	A	—	A	
Passive	—	A	A	A	
Transportation, Communications, and Infrastructure Uses					
Utilities, Minor	A	A	A	A	
Utilities, Major	—	A	A	A	
Wireless Telecommunication Facilities	A	A	A	A	Section 21.30.100???
Vehicle Rental, Sale, and Service Uses					
Vehicle/Equipment Rentals	—	—	—	A	
Other Uses					
Accessory Structures and Uses	A	A	A	A	
Special Events	Section 21.48.???				
Temporary Uses	Section 21.48.???				
* <b>Uses Not Listed.</b> Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).					

TABLE 2-17 ALLOWED USES	Upper Castaways (PC-43) and Balboa Bay Club (PC-45)						
	A Allowed						
	– Not allowed *						
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-43				PC-44		Specific Use Regulations
	Area 1	Area 2	Area 3	Area 4	Area 1	Area 2	
Recreation, Education, and Public Assembly Uses							
Marine and Wildlife Preserves	—	—	A	—			

TABLE 2-17 ALLOWED USES	Upper Castaways (PC-43) and Balboa Bay Club (PC-45)						
	A Allowed						
	– Not allowed *						
Land Use  See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	PC-43				PC-44		Specific Use Regulations
	Area 1	Area 2	Area 3	Area 4	Area 1	Area 2	
Parks and Recreational Facilities							
Active	—	—	—	A			
Passive	—	A	—				
Residential Uses							
Single-Unit Dwellings—Attached	A	—	—	—	—	A	
Single-Unit Dwellings—Detached	A	—	—	—	—	A	
Two-Unit Dwellings	A	—	—	—	—	A	
Multi-Unit Dwellings	A	—	—	—	—	A	
Accessory Dwelling Units	A	—	—	—	—	A	
Home Occupations	A	—	—	—	—	A	
Retail Trade Uses							
Retail Sales	—	—	—	—	A	—	
Service Uses—General							
Health/Fitness Facilities	—	—	—	—	A	—	
Visitor Accommodations							
Hotels and Motels	—	—	—	—	A	—	
Transportation, Communications, and Infrastructure Uses							
Marinas	—	—	—	—	A	A	Chapter 21.32
Marina Support Facilities	—	—	—	—	A	A	
Parking Facilities	—	—	—	—	A	A	
Utilities, Minor	A	A	A	A	A	A	
Utilities, Major	—	A	—	A	A	A	
Wireless Telecommunication Facilities	A	A	A	A	A	A	Section 21.30.100???
Vehicle Rental, Sale, and Service Uses							
Vehicle/Equipment Services							
Automobile Washing/Detailing, full service	—	—	—	—	A (1)	A (1)	
Other Uses							

TABLE 2-17 ALLOWED USES	Upper Castaways (PC-43) and Balboa Bay Club (PC-45)						
	A Allowed						
	– Not allowed *						
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-43				PC-44		Specific Use Regulations
	Area 1	Area 2	Area 3	Area 4	Area 1	Area 2	
Accessory Structures and Uses	A	A	A	A	A	A	
Personal Property Sales	A	—	—	—	—	A	
Special Events	Section 21.48.???						
Temporary Uses	Section 21.48.???						
* <b>Uses Not Listed.</b> Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).							
(1) Accessory use only.							

TABLE 2-18 ALLOWED USES	Newport Beach Country Club (PC-47), Santa Barbara Residential (PC-54), and Bayside Residential (PC-55)						
	A Allowed						
	– Not allowed *						
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-47				PC-54	PC-55	Specific Use Regulations
	Golf Course	Golf Clubhouse	Tennis Club	Bungalows & Villas			
Recreation, Education, and Public Assembly Uses							
Assembly/Meeting Facilities	—	A (1)	A (2)	—	—	—	
Commercial Recreation and Entertainment	—	—	—	—	—	—	
Golf Course	A	—	—	—	—	—	
Tennis Courts	—	—	A	—	—	—	
Residential Uses							
Single-Unit Dwellings—Detached	—	—	—	A	—	A	
Multi-Unit Dwellings	—	—	—	—	A	—	
Home Occupations	—	—	—	—	A	A	
Visitor Accommodations, Residential							
Short-Term Lodging	—	—	—	A	—	—	
Retail Trade Uses							
Retail Sales	—	A (1)	A (2)	—	—	—	



TABLE 2-18 ALLOWED USES	Newport Beach Country Club (PC-47), Santa Barbara Residential (PC-54), and Bayside Residential (PC-55)						
	A Allowed						
	– Not allowed *						
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-47				PC-54	PC-55	Specific Use Regulations
	Golf Course	Golf Clubhouse	Tennis Club	Bungalows & Villas			
Transportation, Communications, and Infrastructure Uses							
Utilities, Minor	A	A	A	A	A	A	
Wireless Telecommunication Facilities	A	A	A	A	A	A	Section 21.30.100???
Vehicle Rental, Sale, and Service Uses							
Vehicle/Equipment Services							
Automobile Washing/Detailing, full service	—	A (1)	—	—	—	—	
Other Uses							
Accessory Structures and Uses	A	A	A	A	A	A	
Personal Property Sales	—	—	—	—	A	A	
Special Events	Section 21.48.???						
Temporary Uses	Section 21.48.???						
* <b>Uses Not Listed.</b> Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).							
(1) Ancillary to golf clubhouse only.							
(2) Ancillary to the tennis club only.							

## 21.26.030 – Special Purpose Coastal Zoning Districts General Development Standards

- A. **PI Coastal Zoning District.** New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-19, in addition to the development standards in Part 3 of this title (Site Planning and Development Standards).

**TABLE 2-19  
DEVELOPMENT STANDARDS FOR PUBLIC INSTITUTIONAL ZONING DISTRICT**

Development Feature	PI	Additional Requirements
Lot Area	N/A	
Setbacks	Minimum setbacks shall be established by the applicable use permit. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.	

Development Feature	PI	Additional Requirements
Floor Area Ratio	As specified on the Coastal Zoning Map.	
Height	See Section 21.30.060 (Height Limits and Exceptions) for height measurement requirements. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.	
Within Shoreline Height Limit Zone	26 ft. with flat roof; less than 3/12 pitch 31 ft. with sloped roof; 3/12 or greater pitch.	
Not within Shoreline Height Limit Zone	32 ft. with flat roof; less than 3/12 pitch 37 ft. with sloped roof; 3/12 or greater pitch.	
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).	
Landscaping	See Chapter 21.36 (Landscaping Standards).	
Lighting	See Section 21.30.070 (Outdoor Lighting).	
Outdoor Storage/Display	See Section 21.48.140 (Outdoor Storage, Display, and Activities).	
Parking	See Chapter 21.40 (Off-Street Parking).	
Signs	See Chapter 21.42 (Sign Standards).	
Notes:		
(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.??? (Coastal Zone Subdivisions).		

## B. North Ford Planned Community (PC-5).

1. Density/Intensity. 300 dwelling units.
2. Setbacks. The following minimum setbacks shall apply to all structures (not to include garden walls or fences) adjacent to streets:
  - a. Setbacks from streets. Said setbacks shall be measured from property line to the ultimate right-of-way line.
    - (1) Jamboree Road/Freeway Ramp: 25 feet.
    - (2) University Drive South: 20 feet.
    - (3) Private Streets and Drives: 5 feet.
    - (4) Collector Streets: 15 feet.

No structures or open parking shall be permitted in setback areas from Jamboree Road, and University Drive South, or in areas that would block sight distance at major street corners and along major street curves, unless otherwise approved by the City Traffic Engineer.

- b. Setbacks – Garages. Garages with direct access to streets or drives may be setback either from 5 to 7 feet average or a minimum average of 20 feet measured from back of curb, or in the event that sidewalks are constructed, from back of sidewalk.
  - c. Setbacks from other property lines and structures.

- (1) A minimum setback of 5 feet is required from all other property lines.
  - (2) All main residential structures on the same lot shall be a minimum of 8 feet apart. This shall be measured from face of finished wall.
- d. Setback exceptions. Architectural features, such as not limited to cornices, eaves, and wing walls may extend 2.5 feet into any front, side or rear setback.
3. Lot coverage. The maximum building site area permitted in this PC District shall be full coverage, less required front, side and rear setbacks.
4. Height.
  - a. The maximum height of all buildings shall be 35 feet.
  - b. One architectural tower shall be permitted with a maximum allowable foot print of 25 feet by 25 feet, a maximum allowable height of 55 feet, and shall maintain the following minimum setbacks from the ultimate right-of-way line of surrounding streets:
    - (1) Jamboree Road: 100 feet
    - (2) University Drive South: 100 feet
5. Fencing. Fences shall be limited to maximum height of 8 feet, except within street setback areas where fences, hedges and walls shall be limited to 3 feet. Wing walls, where an extension of a residential or accessory structure is to be constructed, may be 8 feet in height.
6. Landscaping. Project edges adjacent to University Drive South and Jamboree Road shall be enhanced with landscaped berms and undulating walls. Varying building setbacks are also encouraged to create soft project edges. In order to reduce the perception of building mass along perimeter roadways and San Diego Creek, three story building elements shall be setback a minimum of 5 feet and average 15 feet in addition to the required setback. Where three-story buildings do occur, one and two-story elements should be incorporated into the building composition in order to reduce bulk and mass.
7. Parking. A minimum of 1.87 parking spaces shall be provided per unit, including one covered space. In addition, guest parking shall be provided within the development at a minimum rate of 0.5 space per unit. Guest parking may be provided on street, in parking bays, or on driveway aprons (minimum 20 feet in depth), in a manner acceptable to the City Traffic Engineer.

**C. Sea Island Planned Community (PC-21).**

1. Density/Intensity. 226 dwelling units.
2. Setbacks.
  - a. Setbacks from public streets. A minimum setback of 20 feet shall apply to all structures adjacent to public streets; except that tennis courts, balconies and patios may encroach six 6 feet into the required setback. Setbacks shall be measured from the ultimate right-of-way line.
  - b. Setbacks from Property Lines and Other Structures.
    - (1) The minimum setback excluding fences and walls shall be 5 feet from all property lines.
    - (2) All main residential structures shall be a minimum of 8 feet apart measured from face of finished wall to face of finished wall.
    - (3) Garages, carports, and other uninhabited structures shall be separated from main residential structures a minimum of 8 feet measured from face of finished wall to face of finished wall.
    - (4) Garages, carports, and other uninhabited structures may be attached or separated from one another in accordance with the provisions of the Newport Beach Building Code and Fire Marshall requirements.
    - (5) Direct access garages shall be setback not more than 5 feet or less than 20 feet.
  - c. Setback exceptions. Architectural features, limited to cornices or eaves, may extend 2.5 feet into any front, side or rear setback.
3. Lot coverage. The maximum site coverage permitted shall be 50 percent of the net site area. For purposes of this ordinance, site coverage shall include all areas under roof but shall not include trellis areas.
4. Height. 32 feet for flat roofs and 50 feet for sloped roofs.
5. Fencing. Fences and walls shall not exceed 6 feet and such fences and walls are permitted within the required setbacks.
6. Parking. A minimum of 2 parking spaces per unit shall be required of which a minimum of one parking space per unit shall be covered The parking spaces required for any unit and/or any cluster of units shall be located in the immediate

vicinity of said units, i.e., within convenient walking distance. Where a fractional figure remains in computations made to determine the number of required off-street parking spaces, said fraction shall be rounded upward to the nearest whole number.

**D. Westcliff Grove Planned Community (PC-22).**

1. Lot Area. 5,000 sq. ft. minimum.
2. Density/Intensity. 29 dwelling units.
3. Setbacks.
  - a. Front. 20 feet.
  - b. Side. 5 feet.
  - c. Rear. 10 feet.
  - d. Setback exceptions. Architectural features, limited to cornices or eaves, may extend 2.5 feet into any front, side or rear setback.
4. Lot coverage. 60 percent maximum.
5. Height. 24 feet for flat roofs and 28 feet for sloped roofs.
6. Fencing. Fences shall be limited to a maximum height of 7 feet, except within the front setback where fences, hedges and walls shall be limited to 3 feet. Wing walls, where an extension of a residential or accessory structure is to be constructed may be 8 feet in height. At street intersections, no such appurtenance shall exceed 3 feet in height above street pavement grade within the triangle bounded by the right-of-way lines and a connecting line drawn between points 30 feet distant from the intersection of the right-of-way lines prolonged.
7. Trellis.
  - a. Open trellis and beam construction shall be permitted to attach the garage to the dwelling structure and may also extend from the dwelling to within 3 feet of the side or rear property line. In side setbacks, the maximum height shall be 8 feet.
  - b. Trellis areas shall not be considered in calculating lot area coverage; however, trellis areas shall not exceed 25 percent of the remaining open space of a developed lot.
  - c. Trellis and beam construction shall be so designed as to provide a minimum of 50 percent of the total trellis area as open space for the penetration of light and air to the covered area.
8. Parking. 2 per unit in a garage.

**E. Corona del Mar Homes Planned Community (PC-29).**

1. Density/Intensity. 12.9 dwelling units per buildable area; 40 dwelling units maximum.
2. Setbacks.
  - a. Front. 15 feet on Dahlia; 10 feet on Carnation.
  - b. Side. 3 feet on lots 40 wide or less; 4 feet on lots wider than 40 feet.
  - c. Rear. 2.5 feet.
  - d. Setback exceptions.
    - (1) Eaves may extend 2.5 feet into the required front setback.
    - (2) Two car garages with direct access shall be set back 2 1/2 feet from the 20 foot alley easement.
3. Height. 24 feet for flat roofs and 28 feet for sloped roofs.
4. Fencing. Fences shall be limited to a maximum height of 6 feet and shall not be allowed above 3 feet in the front setback. No fences or other obstructions shall be permitted in the 2.5 foot rear setbacks adjacent to the alley.
5. Trellis.
  - a. Open trellis and beam construction shall be permitted to attach to the garage or the dwelling structure. Trellises in side setback areas may extend from the garage or the dwelling structure to the property line if they are open on three sides. Beams supporting trellises may also be located in side setbacks, but in no case shall trellises or supports extend beyond a property line into side easements. In side setbacks, the maximum height of trellises and supports shall be 9 feet.
  - b. Trellis areas shall not be considered in calculating lot area coverage; trellis areas in the side setback shall not exceed 250 sq. ft.
  - c. Trellis and beam construction shall be so designed as to provide a minimum of 50 percent of the total trellis area as open space for the penetration of light and air to the covered area.
6. Parking. Except for Lots 1 and 2 of Block 531, Corona del Mar which shall provide 2 covered parking spaces for each dwelling unit, a minimum of 3 parking spaces per single unit detached dwelling unit shall be required, of which a minimum of 2

will be covered. The third parking space, when provided, will be considered guest parking. A minimum of 2 parking spaces per single unit attached unit shall be required, at least one of which shall be covered.

7. Use of northeasterly side easements by owners and occupants of lots to the Northeast.
  - a. The northeasterly side yard of any lot shall be used only for a portion of a required guest parking space, a walkway, or for recreational and garden area purposes by the owner or occupant of the lot adjacent to the northeast, herein known as the "User". Such purpose shall include the right of each User to plant vegetation and establish an irrigation system on the side yard easement, and to erect pools and spas subject to first obtaining any required building permits. No building permit shall be issued to the User or the User's agent for construction in northeasterly side yard easements unless evidence is submitted that an agreement between the User and the Owner, to include their successors in interest, has been recorded, which agreement provides for the improvements specified under the building permit. No pool, spa or air conditioning equipment shall be permitted on said side yard easement by the User.
  - b. The northeasterly side yard easement and every part thereof, including the fence enclosing the side yard easement and the drainage system established by the Developer (other than drainage pipes or vents appurtenant to the dwelling unit occupying the lot of which the side yard easement is legally a portion), shall be repaired, replaced and maintained continuously in a neat and orderly condition by the User.
  - c. The legal owner of any side yard shall have the right, at reasonable times, upon reasonable notice and in a reasonable manner, to enter upon the side yard for the purpose of maintaining, repairing or restoring the structural wall of said owner's dwelling unit, the structure of which is a part, the rain gutters and downspouts attached to said dwelling unit and, any fence belonging to said owner which adjoins or abuts the side yard.

**F. Villa Point Apartments Planned Community (PC-30).**

1. Density/Intensity. 1,500 sq. ft. per dwelling unit; 228 dwelling units maximum.
2. Setbacks.
  - a. Setback from streets.
    - (1) East Coast Highway: 20 feet.
    - (2) Backbay Drive: 10 feet.

- (3) Jamboree Road: 20 feet.
  - b. Interior lot lines with adjoining properties. 5 feet
- 3. Separation distance. 10 feet minimum distance between detached residential structures on same lot..
- 4. Height.
  - a. 32 feet.
  - b. One architectural tower shall be permitted with a maximum allowable foot print of 14 feet by 14 feet, a maximum allowable height of 40 feet, and shall maintain the following minimum setbacks from the surrounding streets:
    - (1) East Coast Highway: 200 feet.
    - (2) Jamboree Road: 500 feet.
    - (3) Backbay Drive: 40 feet.
- 5. Fencing. Fences and walls shall not exceed 8 feet.
- 6. Parking. 2 spaces per dwelling unit; 1 covered.

**G. Bayview Community (PC-32).**

- 1. Area 2 (Single-Family Residential).
  - a. Density/Intensity. 2,975 sq. ft. per dwelling unit.
  - b. Setbacks.
    - (1) Front.
      - (a) Where garages face the street, the front yard setback shall be a minimum of 5 feet from back of curb or in the event sidewalks are constructed, minimum of 5 feet from back of sidewalk.
      - (b) Where garages face the alley the front setback shall be a minimum of 8 feet from back of curb or in the event sidewalks are constructed, minimum of 8 from back of sidewalk.
    - (2) Side. 10 feet
    - (3) Rear.
      - (a) 8 feet for garages facing a street
      - (b) 15 feet from centerline of alley for garages facing an alley



- (4) Setback exceptions. Architectural features, such as but not limited to cornices, eaves, fireplaces, bay windows and wingwalls, may extend 2.5 feet into any front, side or rear setback.
  - c. Separation distance. 10 feet minimum distance between detached residential structures on same lot.
  - d. Height. 35 feet.
  - e. Fencing. 8 feet; 3 feet within the front setback.
  - f. Trellis. Open trellis and beam construction, and patio covers where reciprocal side yard easements exist, shall be permitted within feet of a residential structure on adjacent property. Trellis and beam construction and patio covers shall be permitted to extend to within 3 feet of the residential dwelling on the adjacent property if the structure is open on three sides and the total area is 400 square feet or less. Where a corner dwelling exists adjacent to a private street or drive, open trellis and beam construction and patio covers shall be permitted to extend within 3 feet of a property line except in such cases where an intervening wall exists, such structure may not extend beyond said wall. Limited to 9 feet in height.
  - g. Parking. 2 covered spaces per dwelling unit.
2. Area 4 (Hotel Site).
- a. Density/Intensity. 300 room maximum
  - b. Setbacks.
    - (1) Front: 5 feet; 10 fronting a street.
    - (2) Side: 0 feet; 10 fronting a street.
    - (3) Rear: 0 feet; 10 fronting a street.
  - c. Height. 90 feet; an additional 15 feet height extension is permitted only to accommodate and screen rooftop mechanical equipment.
3. Area 6 (Buffer).
- a. Setbacks. 20 feet from all property lines
  - b. Height. 18 feet

**H. Castaways Marina (PC-37).**

- 1. Density/Intensity. 0.3 FAR; 70 slips
- 2. Setbacks. 35 feet from West Coast Highway and Dover Drive

3. Height. 26 feet
4. Parking. 0.75 spaces per slip

**I. Bayview Landing (PC-39).**

Density/Intensity. 120 senior dwelling units; or 10,000 sq. ft. restaurant, bar or nightclub; or 40,000 sq. ft. health club. In the event senior residential is developed on this site, 30,000 S.F. of retail may be transferred to Fashion Island.

**J. Corporate Plaza West (PC-40).**

1. Density/Intensity. 159,688 sq. ft. maximum
2. Height. 32 feet

**K. Newporter North (PC-41).**

1. Lot Dimensions.
2. Density/Intensity. 212 dwelling units
3. Setbacks.
  - a. Front. 10 feet; garages with direct access shall be setback from 5 to 7 feet average or a minimum average of 20 feet and a minimum of 18 feet.
  - b. Side. 5 feet
  - c. Rear. 10 feet; structures, other than walls and fences, along the public bluff top area shall be setback a minimum distance of 20 feet from property line.
  - d. Coastal bluff setbacks. The property line setback from the edge of a bluff shall be located no closer to the edge of the bluff than the point at which the top of the bluff is intersected by a line drawn from the solid toe of the bluff at an angle of 26.6 degrees to the horizontal. In no case shall a property line be located closer than 40 feet from the edge of a bluff or any eroded area of the bluff unless the area is restored.
  - e. Setback exceptions. Decks and balconies greater than 18 inches above grade may extend into the rear yard setback up to 3 feet.
4. Height. 32 feet
5. Fencing. Fences shall be limited to a maximum height of 8 feet. Wing walls, where an extension of a residential or accessory structure, may be 6 feet in height.
6. Parking. 2 in a garage and 2 guest spaces per dwelling unit. Guest parking may be provided on street, in parking bays, or on driveway aprons (minimum 20 feet in depth).

**L. Upper Castaways (PC-43) – Area 1.**

1. Lot Dimensions.
2. Density/Intensity. 151 dwelling units maximum
3. Setbacks.
  - a. Setbacks from streets. 35 feet from Dover Drive
  - b. Front. 10 feet; garages with direct access shall be setback from 5 to 7 feet average or a minimum average of 20 feet and a minimum of 18 feet.
  - c. Side. 5 feet
  - d. Rear. 10 feet; structures, other than walls and fences, along the public bluff top area shall be setback a minimum distance of 20 feet from property line.
  - e. Coastal bluff setback. The property line setback from the edge of a bluff shall be located no closer to the edge of the bluff than the point at which the top of the bluff is intersected by a line drawn from the solid toe of the bluff at an angle of 26.6 degrees to the horizontal. In no case shall a property line be located closer than 40 feet from the edge of a bluff or any eroded area of the bluff unless the area is restored.
  - f. Setback exceptions. Decks and balconies greater than 18 inches above grade may extend into the rear yard setback up to 3 feet.
4. Height. 32 feet
5. Fencing. Fences shall be limited to a maximum height of 8 feet. Wing walls, where an extension of a residential or accessory structure, may be 6 feet in height.
6. Parking. 2 in a garage and 2 guest spaces per dwelling unit. Guest parking may be provided on street, in parking bays, or on driveway aprons (minimum 20 feet in depth).

**M. Balboa Bay Club (PC-45).**

1. Area 1 (Club Facility).
  - a. Density/Intensity. 157 rooms; 240,000 sq. ft. of floor area
  - b. Setbacks.

- (1) Front (West Coast Highway). 50 feet for buildings; 5 feet for surface parking
- (2) Side. 150 feet along the Bayshores property line; landscaping, planters, walls, fencing, trellises, pergolas, parking spaces and driveways shall be allowed within the setback area subject to a 10-foot height limit. Non-habitable architectural features (e.g., trellis, awning, bay window) may encroach up to 5 feet into the side setback.
- (3) Rear (Bayfront). 10 feet from the U.S. Bulkhead Line.

c. Height. 35 feet measured from 11.50 feet MSL. Architectural features in excess of the height limit may be approved by the Planning Commission.

d. Fencing.

- (1) Front (West Coast Highway). Fencing shall be predominantly an open design (e.g., wrought iron) so as to maintain public views of the marina and the bay from West Coast Highway.
- (2) Rear (Bayfront). No solid fencing or walls greater than 3 feet in height shall be permitted within the rear setback. Transparent windscreens may extend up to 8 feet above grade.

## 2. Area 2 (Lodging Facility).

a. Density/Intensity. 144 dwelling units; 247,402 sq. ft. of floor area

b. Setbacks.

- (1) Front (West Coast Highway). 15 feet
- (2) Side. 15 feet
- (3) Rear (Bayfront). 10 feet from U.S. Bulkhead Line

c. Floor Area Limit.

d. Height. 35 feet

e. Parking. 1.5 spaces per dwelling unit

## N. **Newport Beach Country Club (PC-47).**

### 1. Golf Club.

- a. Density/Intensity. 18-hole golf course; the maximum allowable gross floor area for a golf clubhouse building shall be 56,000 square feet, exclusive of any enclosed golf cart storage areas ramp and washing area. The greens keeper/maintenance buildings, snack bar, separate golf course restroom facilities, starter shack, and similar ancillary buildings are exempt from this development limit.
- b. Height. 50 feet
- c. Fencing. Golf Course perimeter fencing shall be wrought-iron with a maximum permitted height of 6 feet.
- d. Parking.
  - (1) Golf Course: 8 spaces per hole
  - (2) Golf Clubhouse:
    - (a) Dining, assembly & meeting rooms: 1 per 3 seats or 1 per 35 sq. ft.
    - (b) Administrative Office: 4 per 1,000 sq. ft.
    - (c) Pro Shop: 4 per 1,000 sq. ft.
    - (d) Maintenance Facility: 2 per 1,000 sq. ft.
    - (e) Health and Fitness Facility: 4 per 1,000 sq. ft.

2. Tennis Club.

- a. Density/Intensity. 7 tennis courts; 3,725 sq. ft. clubhouse
- b. Height. 30 feet for clubhouse
- c. Parking. 28 spaces

3. The Villas.

Density/Intensity. 5 single-family dwelling units

<b>Villa Designation</b>	<b>Villa A TTM Lot #1</b>	<b>Villa B TTM Lot #2</b>	<b>Villa C TTM Lot #3</b>	<b>Villa D TTM Lot #4</b>	<b>Villa E TTM Lot #5</b>
Lot Size	5,000 square feet minimum				
Lot Coverage (Maximum)	70%	65%	55%	40%	55%
Building Height	35 feet				
Building Side Setbacks	3 feet minimum				
Building Front and Rear Setbacks	5 feet minimum				

Enclosed Parking Space for Each Unit	2	2	3	3	2
Open Guest Parking Space for Each Unit	One space - could be located on the private driveway – No overhang to the private street/cul-de-sac is allowed				

4. The Bungalows.

- a. Density/Intensity. The maximum allowable number of the Bungalows shall be 27 short-term guest rental units. The maximum allowable gross floor area for the bungalows shall be 28,300 square feet with a 2,200 square foot concierge and guest center and a 7,500 square-foot spa facility.
- b. Setbacks. 5 feet from any property line.
- c. Height. 31 feet
- d. Parking. 34 parking space

O. **Santa Barbara Residential (PC-54).**

1. Density/Intensity. 79 dwelling units.
2. Setbacks.
  - a. Front. 15 feet
  - b. Side. 7 feet
  - c. Rear. 13 feet.
  - d. Parking Structure. 3 feet for each 1 foot or fraction thereof that the parking structure extends above adjoining grade.
3. Floor Area Limit. 1.9 FAR
4. Height. 65 feet

P. **Bayside Residential (PC-55).**

1. Lot Area. 5,500 sq. ft.
2. Density/Intensity. 17 single-family detached dwelling units.
3. Setbacks. Perimeter Setback Exhibit" dated September 19, 2007.
4. Floor Area Limit. 1.75 x the maximum buildable area and not including maximum 400 sq. ft. attributable to required, enclosed parking.

5. Height. The baseline for measuring height shall be finished grade. The maximum permissible height of any dwelling shall be 28 feet to the mid-point of a sloping roof or to the top of a flat roof. The peak of a sloping roof shall not exceed 33 feet. If a roof-top deck is proposed, the height of any protective railing shall be no higher than 28 feet. The maximum permissible height of any accessory structure shall be 12 feet.
6. Fencing. Fences, hedges and walls shall be limited to 3 feet in height in all front yard setbacks and within rear yard setbacks of the waterfront lots (3-15). Fences, hedges, and walls shall be limited to 6 feet in height in all other rear yards, and side yards, including the perimeter wall at Bayside Drive.

Exceptions:

- a. Hedges along the perimeter wall along Bayside Drive shall be limited to 12 feet in height.
  - b. Open-work walls and fences that are 90 percent of the wall plane open (wrought iron in combination with pilaster) up to a maximum of 6 feet in height are permitted at the side property line of each waterfront lot (Lots 3-15) and extending into the rear yard from the setback line to the waterfront property line.
  - c. Walls that extend in the same plane as the front (driveway street-side) wall of a dwelling into a required side yard for purposes of enhancing the entrance of an entry courtyard may be up to 12 feet in height.
7. Parking. A minimum of 2 garage parking spaces shall be provided per dwelling. In addition, a minimum of 2 parking spaces (side-by-side, not tandem) shall be provided on the driveway to each garage of each single-family dwelling. A total of 19 curb-side parking spaces shall be provided on the street that provides access to each buildable lot.

- Q. **Other Coastal Zoning Districts.** Except for the PI and PC Coastal Zoning District, the development standards for all other special purpose coastal zoning districts shall be established during review of the required **coastal development permit**.